

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction TORRANCE

Reporting Period 01/01/2011 - 12/31/2011

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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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	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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			See Instructions	See Instructions	
5120 Zakon Road	SF	Owner	0	0	0	1	1	0			
3975 171st St	SU	Renter	0	0	1	0	1	0			
2117 Arlington Ave	SU	Renter	0	0	1	0	1	0			
19405 Entradero Ave	SF	Owner	0	0	0	1	1	0			
5326 Linda Dr	SF	Owner	0	0	0	1	1	0			
25636 Amber Leaf Rd	SF	Owner	0	0	0	1	1	0			
1810 Arlington Ave	SU	Renter	0	0	1	0	1	0			
5445 Reese Rd	SF	Owner	0	0	0	1	1	0			
(9) Total of Moderate and Above Moderate from Table A3					3	5					

(10) Total by Income Table A/A3	0	0	3	5		
(11) Total Extremely Low-Income Units*	0					

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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 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 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	0	49	2	51	Home Improvement Programs provides home repairs for low-income seniors a
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	49	2	51	

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

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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.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	3	0	0	0	0	0	3	0
Above Moderate		0	0	0	0	5	0	0	0	0	-	5	0
Total RHNA by COG. Enter allocation number:		0											
Total Units ▶ ▶ ▶			0	0	0	8	0	0	0	0	0	8	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													0

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	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	Due to the dissolution of Redevelopment Agencies, the City's ability to provide financial assistance for future affordable housing development has been impaired. Alternative funding sources to assist affordable housing development may be explored.
Rental Assistance Programs	provide rental assistance & Section 8 vouchers to qualified households	on-going	To date, the Housing Authority assisted 605 households with Housing Choice Vouchers
Homeownership Education	educate & disseminate information to the public to facilitate home ownership	on-going	The City has continued the Community Services Commission Grant Program and supports of variety of organization that assist residents.
Land Use Code Housing Types	update the Code to accurately reflect residential use that are permitted and	2011	Due to lack of funding, this objective was not met. In 2012 the City was able to allocate funds for a comprehensive update to the Land Use Code (zoning

	conditionally permitted in all zones		ordinance). The City has initiated this process and will begin to update in 2013,with anticipated completion in 2014.
Extremely Low Income & Special Needs Housing	facilitate the development of emergency & transitional housing	2011	Due to lack of funding, this objective was not met. In 2012 the City was able to allocate funds for a comprehensive update to the Land Use Code. The City has initiated this process and is expected to complete the update in 2014.
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 development to determine if they are posing constraints	on-going	As part of the comprehensive Land Use Code update, multi-family zoning regulations will be evaluated and revised to comply with Housing Element policy direction.
Home Rehabilitation & Improvement Programs	provide low/no interest loans for rehabilitation & repairs for low income households, senior & disabled residents	on-going	Due to loss of Redevelopment funding, the loan programs were suspended and no assistance was provided. The Home Improvement Program will continue as funding permits.
Preservation of Affordable Rental Housing	preserve 112 affordable units at risk of converting to market rents	on-going	No affordable units were lost during the planning period.
Reasonable Accommodations	provide reasonable accommodations to rules, policies & procedures to allow individuals with disabilities equal housing opportunities	2010	Due to lack of funding, this objective was not met. In 2012 the City was able to allocate funds for a comprehensive update to the Land Use Code. The City has initiated this process and is expected to begin to complete the update in 2014. Since the previous Housing Element, no applications were received for reasonable accommodation.
Land Use Code Definitions	revise the definition of family in Code to be flexible for variety of household types	2010	Due to lack of funding, this objective was not met. In 2012 the City was able to allocate funds for a comprehensive update to the Land Use Code. The City has initiated this process and is expected to begin to complete the update in 2014.
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

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General Comments:

RHNA 2008-14

Total: 1,828 (Very Low = 468, Low = 292, Moderate = 312)

Permitted units

2008 total = 52 (Moderate = 2 Above Moderate = 50)

2009 total = 29 (Moderate = 1 Above Moderate = 28)

2010 total = 37 (Moderate = 4 Above Moderate = 33)

2011 total = 8 (Moderate = 3 Above Moderate = 5)

Total to date = 126 (Moderate = 10 Above Moderate = 116)