



**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

DATE: March 24, 2021

TO: Planning Commission

FROM: Carrie Tai, AICP, Community Development Director

BY: Talyn Mirzakhonian, Planning Manager

SUBJECT: 2020 Housing Element Annual Progress Report

Pursuant to Government Code Section 65400, by April 1 of each year, every municipality shall prepare and submit a Housing Element Annual Progress Report to California Department of Housing and Community Development (HCD) and Office of Planning and Research (OPR). Prior to filing the report with HCD and OPR, the report must be considered by the City Council at a public meeting, where members of the public can provide oral testimony and written comments.

The attached staff report and Housing Element Progress report were presented to City Council at the March 10, 2021 City Council meeting, where the City Council voted unanimously to receive and file the report. Staff will submit the Progress Report, as received by City Council, to HCD prior to the April 1, 2021 deadline.

This item is being presented to the Planning Commission as an informational item because the City has initiated the State-mandated update of the General Plan Housing Element, and that effort requires significant involvement on the part of the Planning Commission over the course of the next seven months. The Annual Progress Report is the method by which HCD tracks each municipality's progress on the implementation of their respective Housing Element policies and programs, and this introductory exposure to the topic can benefit the Planning Commission in the months ahead.

Attachments:

1. March 10, 2021 City Council Staff Report
2. 2020 Housing Element Progress Report (Attachment to 3/10/21 City Council Staff Report)

**THIS PAGE
INTENTIONALLY
LEFT BLANK**



City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266

Legislation Text

File #: 21-0085, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Carrie Tai, AICP, Community Development Director
Talyn Mirzakhonian, Planning Manager

SUBJECT:

Receive and File the 2020 Housing Element Annual Progress Report as Required by the California Department of Housing and Community Development (Community Development Director Tai).

RECEIVE AND FILE

RECOMMENDATION:

Staff recommends that the City Council receive and file the Housing Element Annual Progress Report for calendar year 2020.

FISCAL IMPLICATIONS:

There are no fiscal implications associated with the recommended action. By filing the report with the California Department of Housing and Community Development (HCD) and the State of California Office of Planning and Research (OPR), the City will be in compliance with Government Code Section 65400 and is eligible to apply for housing related grants through HCD.

BACKGROUND:

The Housing Element is one of the State-mandated Elements of a General Plan. The current planning period for the Housing Elements of cities in the Southern California Association of Governments (SCAG) region extends through 2021. The City's 2013-2021 Housing Element was adopted by the City Council on February 4, 2014, and subsequently certified by HCD.

Pursuant to Government Code Section 65400, by April 1 of each year of the planning period, every municipality shall prepare and submit a Housing Element Annual Progress Report to HCD and OPR. Prior to filing the report with HCD and OPR, the report must be considered by the City Council at a public meeting, where members of the public can provide oral testimony and written comments. The State uses the information submitted by the City to identify statewide trends in the land use decision making process, and to determine how local planning and development activities relate to statewide planning goals, policies, and housing needs.

DISCUSSION:

The Housing Element Annual Progress Report is prepared on standard forms provided by HCD and includes information related to the number of building permits issued for construction of new housing

units and the associated affordability level, the number of residential demolition permits issued, the submittal and approval of planning entitlements proposing residential development, and the City's progress toward the Regional Housing Needs Assessment (RHNA) allocation. The 2020 Housing Element Annual Progress Report is attached.

Each jurisdiction's RHNA allocation is prescribed by the Southern California Association of Governments (SCAG) prior to the planning period. The RHNA allocation is derived from the statewide allocation. SCAG prescribes the number of additional housing units necessary at different income levels in order for each municipality in the region to accommodate their fair share of anticipated population growth during the planning period. The 2013-2021 RHNA obligations, as allocated by SCAG, set forth the planning period goal of 38 units for Manhattan Beach, divided into the following four household income categories:

- Very-Low Income - 10 units
- Low Income - 6 units
- Moderate Income - 7 units
- Above-Moderate Income - 15 units

Between 2014 and 2020, the City issued 456 building permits for new residential construction, all at the above-moderate income level. In 2020, pursuant to our building permit records, there was no net gain in residential units to report. While the City has not issued any permits for new residential construction at extremely-low, very-low, and moderate income levels during this time period, the City continues to encourage and promote the development of affordable housing in order to meet the goals of the City, SCAG, and HCD through implementation of the following policies and programs and as detailed in the certified Housing Element:

- Implementation of the mansionization ordinance and minor exception process which promotes the preservation of smaller legal non-conforming homes.
- Refraining from the approval of lot mergers that would result in a reduction in the number of residences allowed.
- Continuing to facilitate infill development in residential areas.
- Preserving existing affordable senior housing.
- Providing incentives for low-income and senior housing development.
- Encouraging the development of second units (Accessory Dwelling Units) in residential areas.
- Processing and approving requests for Reasonable Accommodations for persons with disabilities.
- Enforcing green building techniques and encouraging water conservation.

In total, the Housing Element includes 12 programs that cover various areas to continue to encourage and promote the development of affordable housing. Progress on these programs is documented in the attached report.

Cities and counties in California will update their Housing Elements for the next cycle (6th cycle) by October 2021. SCAG released the final allocations on March 4, 2021. The RHNA allocation for Manhattan Beach is 774 units.

PUBLIC OUTREACH:

Public outreach and notification was not required for this issue.

ENVIRONMENTAL REVIEW:

The City has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity is not a “project” as defined under Section 15378 of the State CEQA Guidelines; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the activity is not subject to CEQA and no environmental review is necessary.

LEGAL REVIEW:

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

ATTACHMENT:

1. 2020 Housing Element Annual Progress Report

THIS PAGE
INTENTIONALLY
LEFT BLANK

Attachment 2

Jurisdiction	Manhattan Beach	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

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	11	12	13	14	15	16	17	18	19	20	
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 (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below																				
	4180018017	116 2ND ST			SFD	O	1/22/2020							1	1			No		
															0					
	4176022002	328 29TH ST			SFD	O	2/4/2020							1	1			No	Still in plan check	
	4177017015	323 23RD ST			SFD	O	2/18/2020							1	1			No	Still in plan check	
	4170022026	711 11TH ST			SFD	O	2/18/2020							1	1			No		
	4171008017	1905 PALM AVE			SFD	O	2/25/2020							1	1	1		No		
	4175006009	445 36TH ST			SFD	O	2/26/2020							1	1	1		No		
	4180007032	420 5TH ST			SFD	O	3/2/2020							1	1	1		No		
	4138022062	15 CHATHAM			SFD	O	3/6/2020							1	1			No	Still in plan check	
	4165013022	1709 23RD ST			SFD	O	5/18/2020							1	1			No		
	4173004003	908 ROSECRANS AVE			SFD	O	5/20/2020							1	1			No	Still in plan check	
	4163007003	617 AVANTON WAY			2 to 4	O	5/21/2020							4	4			No	Still in plan check	
	4176015015	417 31ST ST			SFD	O	5/26/2020							1	1			No	Still in plan check	
	4170018005	1204 FISHER AVE			SFD	O	6/1/2020							1	1			No	Still in plan check	
	4177005021	518 24TH ST			SFD	O	6/11/2020							1	1			No	Still in plan check	
	4174001054	664 ROSECRANS AVE			SFD	O	6/12/2020							1	1	1		No	Review completed, fees not paid	
	4176013020	437 29TH ST			SFD	O	6/22/2020							1	1			No	Review completed, fees not paid	
	4176013020	433 29TH ST			SFD	O	6/23/2020							1	1			No	Still in plan check	
	4163005012	1756 VOORHEES AVE			SFD	O	6/25/2020							1	1			No	Still in plan check	
	4170009022	1213 ELM AVE			SFD	O	6/26/2020							1	1	1		No		
	4173015002	3408 MAPLE AVE			SFD	O	6/30/2020							1	1	1		No		
	4167013005	1300 11TH ST			SFD	O	7/1/2020							1	1			No	Still in plan check	
	4167020022	1217 5TH ST			SFD	O	7/1/2020							1	1			No	Still in plan check	
	4163016005	1636 2ND ST			SFD	O	7/10/2020							1	1			No	Still in plan check	
	4169007001	301 ANDERSON ST			SFD	O	7/10/2020							1	1			No	Still in plan check	
	4176030008	2709 MANHATTAN AVE			2 to 4	O	3/12/2020							2	2	2		No	Appr. CDP/Demo of existing structure & construction of a	
	4175001033	577 36TH ST			SFD	O	7/29/2020							1	1			No	Review completed, pending approval stamps	
															0					
	4163019030	1544 GATES AVE			SFD	O	8/19/2020							1	1			No	Still in plan check	
	4166015014	1311 19TH ST			SFD	O	8/28/2020							1	1	1		No		
	4174001032	617 36TH ST			SFD	O	9/7/2020							1	1			No	Review completed, pending approval stamps	
															0					
	4165025008	1304 MANZANITA LN			SFD	O	9/24/2020							1	1			No	Still in plan check	
	4163018026	1560 1ST ST			SFD	O	10/1/2020							1	1			No	Still in plan check	
	4170018016	648 13TH ST			SFD	O	10/15/2020							1	1			No	Still in plan check	
	4166014012	1301 18TH ST			SFD	O	10/19/2020							1	1			No	Still in plan check	
	4163004030	1741 VOORHEES AVE			SFD	O	10/28/2020							1	1			No	Still in plan check	
	4174015004	750 29TH ST			SFD	O	10/30/2020							1	1			No	Still in plan check	
	4174018015	2600 FLOURNOY RD			SFD	O	11/12/2020							1	1			No	Still in plan check	
	4171020042	845 17TH ST			SFD	O	11/20/2020							1	1			No	Still in plan check	
	4174016012	644 29TH ST			SFD	O	12/1/2020							1	1			No	Still in plan check	
	4171017020	1713 PINE AVE			SFD	O	12/9/2020							1	1			No	Still in plan check	
	4171024014	659 18TH ST			SFD	O	12/10/2020							1	1			No	Still in plan check	
	4167028019	1141 9TH ST			SFD	O	12/10/2020							1	1			No	Still in plan check	
	4174017007	624 27TH ST			SFD	O	12/17/2020							1	1			No	Still in plan check	
	4171020041	839 17TH ST			SFD	O	12/17/2020							1	1			No	Still in plan check	
	4171020009	849 17TH ST			SFD	O	12/17/2020							1	1			No	Still in plan check	
	4171020041	839 17TH ST			SFD	O	12/17/2020							1	1			No	Still in plan check	
	4174014003	3002 LAUREL AVE			SFD	O	12/18/2020							1	1			No	Still in plan check	
	4171019028	1829 N POINSETTIA AVE			SFD	O	12/21/2020							1	1			No	Still in plan check	
	4167028019	1141 9TH ST			SFD	O	12/10/2020							1	1			No	Still in plan check	
	4169013013	204 N POINSETTIA AVE			SFD	O	12/30/2020							1	1			No	Still in plan check	
	4178023003	328 18th St			2 to 4	R	2/11/2020							2	2			No	CDP/Demo of existing structure & construction of a new d	
	4179030013	116 16th St			2 to 4	O	6/5/2020							2	2			No	CDP/Demo of existing duplex & construction of a NSFR w	
	4175021019	227 32nd St			2 to 4	R	6/30/2020							3	3			No	CDP/Demo of existing structures & construction of a Dupl	
	4177009001	2309 Vista Dr & 2308 Alma Ave			2 to 4	O	7/16/2020							2	2			No	CDP/Demo of existing duplex & construction of a NSFR w	
	4175024009	3511 Bayview Dr			2 to 4	O	9/11/2020							2	2			No	Appr. CDP/Demo of existing duplex & construction of a NS	
	4178012001	232 21st St			SFD	O	10/6/2020							1	1			No	CDP/Demo of existing SFR & construction of a NSFR	
	4175030014	121 32nd St. #A			2 to 4	R	10/29/2020							2	2			No	CDP/Demo duplex & construct new duplex	
	4180026015	120-124 6th St			2 to 4	R	10/29/2020							3	3			No	CDP/Demo duplex & SFR sites. Merge sites. Construct ne	
	4166007011	1421 15th St			2 to 4	O	10/23/2020							3	3			No	CLIP/Demo of a duplex & construction of 3 new condo unit	
	4137007057	228 Seaview Street			2 to 4	O	11/12/2020							2	2			No	CDP/Demo SFR & Construction of NSFR w/ ADU	
	4177025031	225 25th Street			2 to 4	O	12/23/2020							2	2			No	CDP/Demo Duplex, Build NSFR w/ ADU and Attached 3 C	

Jurisdiction	Manhattan Beach
Reporting Year	2020 (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 A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																									
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits											
1					2	3	4							5	6	7							8	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure (R=Rentor O=Owner)	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	Entitlement Date Approved	# of Units Issued Entitlements	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	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Date Entry Below							0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0
4180010005	4180001049	308 HIGHLAND AVE/309 CREST DR			2 to 4	O									0									0	
	4176030008	2709 Manhattan Ave			2 to 4	O						2	7/27/2020	2										0	

Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes			
10							11	12	13	14	15	16	17	18	19			20	21
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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
0	0	0	0	0	0	5	12/24/2020	5	0	N	Y				1	Demolished	O		
						2	11/17/2020	2		N	Y				1	Demolished	O		
								0		N	Y				1	Demolished	O	CDP/Demo of existing structure & construction of a NSFR with ADU, covenant required for ADU, 30-day min. for rental. JADU must be owner occupied.	

Jurisdiction	Manhattan Beach	
Reporting Year	2020	(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	10											10
	Non-Deed Restricted												
Low	Deed Restricted	6											6
	Non-Deed Restricted												
Moderate	Deed Restricted	7											7
	Non-Deed Restricted												
Above Moderate		15		73	86	40	81	43	96			419	
Total RHNA		38											
Total Units				73	86	40	81	43	96			419	23

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	Manhattan Beach	
Reporting Year	2020	(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 1a. Continue to enforce provisions of the Zoning Code which specify District Development Regulations for height, lot coverage, setbacks, open space, and parking.	Continue to preserve the character of existing neighborhoods. Provisions act to discourage construction of overly large dwellings, which lead to increase pressure to demolish more affordable, modest dwellings.	2013-2021	The City continued to enforce Zoning Code standards. This program is appropriate and should be continued through the implementation of the mansionization ordinance and minor exception process which promotes the preservation of smaller legal non-conforming homes.
Program 1b. Continue to apply the Design Overlay as provided under Section 10.44 of the Municipal Code, as appropriate.	Preserve neighborhood character citywide. Specific development standards address the unique needs and nature of a given neighborhood.	2013-2021	The City continues to apply the Design Overlay regulations. This program is appropriate and should be continued through enforcing specific development standards for each overlay zone while taking into consideration the unique nature of each given neighborhood.
Program 1c. Refrain from approval of lot mergers that would result in a reduction in the number of residences allowed.	Preserve neighborhood character citywide	2013-2021	This program is appropriate and implementation continues through enforcing the existing maximum lot size standards and the City's compliance with the State's no net loss regulations.

<p>Program 2a. Allow non-conforming dwellings to remain and improve.</p>	<p>Preserve smaller, more affordable housing units.</p>	<p>2013-2021</p>	<p>The City continues to allow non-conforming dwellings to remain. This program is appropriate and should be continued through the implementation of the mansionization ordinance and minor exception process, which promotes the preservation of smaller legal more affordable nonconforming homes.</p>
<p>Program 2b. Utilize Community Development Block Grant funds or exchange funds for home improvement loans for low-income residents, consistent with income limits provided for such funding, and pursue additional sources of funding for City programs.</p>	<p>Preserve/improve 16 low and moderate income units</p>	<p>2013-2021</p>	<p>CDBG funds ADA improvements and projects citywide including the senior housing units located in the Manhattan Village Senior Villas.</p>
<p>Program 3a. Continue to facilitate infill development in residential areas.</p>	<p>Increase the supply of housing through infill development.</p>	<p>2013-2021</p>	<p>This program is appropriate and should be continued by encouraging development of scattered vacant and underutilized infill sites.</p>
<p>Program 3b. Facilitate multi-family residential development in the CL, CD, and CNE commercial districts</p>	<p>Provide adequate sites to accommodate the City's lower-income RHNA allocation</p>	<p>2013-2021</p>	<p>Staff to initiate code amendment to allow streamlined permitting for residential projects in commercial districts in 2021.</p>
<p>Program 3c. Continue to provide for a mixture of uses in the Manhattan Village area</p>	<p>25 senior units</p>	<p>2013-2021</p>	<p>Mixture of uses in Manhattan Village continues to be maintained.</p>
<p>Program 3d. Ensure that development standards in the CD and CNE Districts do not pose unreasonable constraints to housing.</p>	<p>Facilitate development of affordable multifamily and mixed-use developments</p>	<p>2013-2021</p>	<p>Staff to initiate code amendment to commercial permitted uses table in 2021.</p>

Program 3e. No Net Loss	Ensure no net loss of housing capacity throughout the planning period.	Continue to implement Government Code Section 65863.	As part of the annual reporting process the City continued to monitor site capacity and the net remaining RHNA. No net loss of housing capacity occurred during the planning period.
Program 4. Regulate the conversion of rental housing to condominiums.	Preserve 12 affordable units	2013-2021	No affordable units were converted to condominiums in 2020.
Program 5a. Provide incentives for housing affordable to low-income households and senior housing	Additional affordable housing units commensurate with the City's RHNA allocation.	2013-2021	Incentives are provided within the Zoning Code. No Density Bonus projects were submitted this year.
Program 5b. Streamline the development process to the extent feasible	Streamline the development review process for multi-family development	2013-2021	The City continued to process multi-family applications in a streamlined manner.
Program 5c. Allow the establishment of manufactured housing on single-family residential lots	Continue to facilitate development of manufactured housing as a means of reducing housing cost	2013-2021	The Zoning and Building Codes allow manufactured homes. No manufactured housing permits were requested in 2020.
Program 5d. Work with the private sector to facilitate the provision of low-and moderate-priced housing	Facilitate the production of new affordable units commensurate with the City's RHNA allocation.	2013-2021	No affordable housing developments were proposed in 2020. The City will continue to encourage and work with private and non-profit developers to produce affordable housing.
Program 5e. Allow second units in residential areas	Encourage production of second units	Ordinance adopted December 2019	An Interim ADU ordinance was in place through 2020 in accordance with updated State laws. Work progressed on the long-term ADU ordinance; all Planning Commission hearings were conducted in 2020 and a recommendation for City Council obtained.
Program 6a. Continue to participate in Los Angeles County Housing Authority programs, and publicize availability of Section 8 rental assistance for households in the City	Facilitate rent subsidies for very-low-and extremely-low-income residents through Section 8 vouchers.	2013-2021	There are various internet resources dedicated to advertising Section 8 housing units in many jurisdictions. Due to limitations in resources, the City periodically monitors the internet to ensure that dwelling units accepting the Section 8 program are visible on the internet.

Program 7a. Continue to participate in area-wide programs to ensure fair housing.	Address 100 percent of fair housing complaints	2013-2021	The City continues addresses all fair housing complaints.
Program 7b. Provide for the housing needs of seniors	Preserve 81 affordable senior units	2013-2021	All of the existing 81 affordable senior units have been maintained.
Program 7c. Provide for the special needs of seniors so that they may remain in the community.	Maintain part-time Senior Services Care Manager	2013-2021	The Parks and Recreation Department has a full-time Older Adults Program Supervisor, as well as support staff, that provides these services to seniors.
Program 7d. Reasonable accommodation for persons with disabilities.	Continue to implement procedures for ensuring reasonable accommodation	2013-2021	The City received no reasonable accommodations requests in 2020.
Program 7e. Emergency shelters and transitional/supportive housing.	Continue to facilitate the provision of emergency shelters, transitional and supportive housing in compliance with SB 2. Program results will be monitored as part of the annual General Plan report	2013-2021	The Zoning Code has provisions for emergency and transitional/supportive housing. No emergency shelter or transitional/supportive housing applications were submitted.
Program 8a. Continue the active code enforcement program for illegal and substandard units.	Respond to 100 percent of reports of substandard units.	2013-2021	The City continued to investigate reports of code violations and substandard housing. This program will be continued.
Program 10. Waive fees for installation of solar panels	Process permits for new solar panels at no cost	2013-2021	The City continued to process solar permits at a minimal cost of \$100.
Program 11a. Enforce green building techniques	100 percent compliance for new units	2013-2021	The City continued to implement this program. In 2019, the City adopted the 2019 California Green Building Standards Code and the 2019 California Energy Code, which continued to be in effect through 2020.
Program 11b. Encourage water conservation	Reduced water consumption	2013-2021	The City continued to implement water conservation regulations in the Municipal Code.

<p>Program 12. Provide a balance of residential and employment-generating uses in the City, including mixed-use projects.</p>	<p>Continue to encourage mixed use projects.</p>	<p>2013-2021</p>	<p>One mixed-use project obtained entitlements in 2019. Building permits for this project are in process. None were requested or approved in 2020.</p>
--	---	-------------------------	---

Jurisdiction	Manhattan Beach	
Reporting Period	2020	(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	Manhattan Beach	
Reporting Period	2020	(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)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

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) 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 Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Manhattan Beach
Reporting Period	2020 (Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Housing Element Implementation
(CCR Title 25 §6202)

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Manhattan Beach	
Reporting Year	2020	(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	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

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

Housing Applications Summary	
Total Housing Applications Submitted:	60
Number of Proposed Units in All Applications Received:	77
Total Housing Units Approved:	10
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

Jurisdiction	Manhattan Beach
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ -	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>			
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement 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	0
	Non-Deed Restricted	0
Above Moderate		2
Total Units		2

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	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Certificate of Occupancy 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	0
	Non-Deed Restricted	0
Above Moderate		5
Total Units		5