

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 10, 2013

Richard Thompson
Community Development Director
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

RE: Review of the City of Manhattan Beach's 5th Cycle (2013-2021) Draft Housing Element

Dear Mr. Thompson:

Thank you for submitting the Manhattan Beach draft housing element received for review on October 11, 2013, along with additional revisions received on December 4th, 5th and 10th, 2013. Pursuant to Government Code (GC) Section 6585(b), the Department is reporting the results of its review.

The draft element, with proposed revisions, meets the statutory requirements of State housing element law. The revised element will comply with State housing element law (Article 10.6 of the GC) when adopted and submitted to the Department, pursuant to GC Section 65585(g).

This finding was based, among other things, on the City's demonstration of adequate sites to accommodate its current 5th cycle regional need for lower-income households. To accommodate this need, the element includes policies and programs to encourage high and very high density residential overlays in commercial zones, reduced parking requirements and mixed-use development. The City must monitor and report on the status of implementation and results of these and other programs through the annual progress report, required pursuant to GC Section 65400.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City of Manhattan Beach must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG counties. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (GC Section 65588(e)(4)). For information on element adoption requirements, visit our website at http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf

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The Department is pleased to inform the City that 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of \$25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the hard work and dedication of Laurie Jester, Planning Manager, Michael Rocque, Assistant Planner, and John Douglas, the city's consultant, in preparation of the housing element and looks forward to receiving the Manhattan Beach adopted housing element. If you have any questions or need additional technical assistance, please contact Janet Myles, of our staff, at (916) 263-7423.

Sincerely,



Glen A. Campora
Assistant Deputy Director

Enclosure