

Jurisdiction	Manhattan Beach	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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		93
Total Units		93

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	7	73	55
2 to 4	16	4	12
5+	0	0	0
ADU	3	16	9
MH	0	0	0
Total	26	93	76

Housing Applications Summary	
Total Housing Applications Submitted:	24
Number of Proposed Units in All Applications Received:	46
Total Housing Units Approved:	9
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	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

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	Density Bonus Law Applications		Application Status	Notes
1					2	3	4	5						6		7	8	9	10		11	12
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)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below								1	0	0	0	0	0	0	45	46	9	0				
	4180027016	128 7th Street			SFD	O	6/21/2022							1	1	1		No	No	N/A	Approved	
	4180027016	128 7th Street			ADU	O	6/21/2022							1	1	1		No	No	N/A	Approved	
	4175028007	3416 THE STRAND #A			2 to 4	O	3/10/2022							2	2			No	No	N/A	Pending	
	4179028007	1404 MANHATTAN AVE			SFD	O	8/26/2022							1	1			No	No	N/A	Pending	
	4177015013	315 25TH ST			SFD	O	10/11/2022							1	1			No	No	N/A	Pending	
	4179024001	1220 MANHATTAN AVE #A			ADU	R	11/14/2022							1	1			No	No	N/A	Pending	
	4175028003	116 35TH ST			2 to 4	O	11/15/2022							2	2			No	No	N/A	Pending	
	4180020003	212 MANHATTAN AVE			2 to 4	O	11/17/2022							2	2			No	No	N/A	Pending	
	4175021009	3216 MANHATTAN AVE #A			ADU	R	11/23/2022							1	1			No	No	N/A	Pending	
	4176028017	2912 THE STRAND			2 to 4	O	12/29/2022							2	2			No	No	N/A	Pending	
	4180020004	208 MANHATTAN AVE			2 to 4	O	2/25/2022							2	2	1		No	No	N/A	Approved	
	4177011004	2512 ALMA AVE			2 to 4	O	1/12/2022							2	2	1		No	No	N/A	Approved	
	4180021003	312 MANHATTAN AVE			SFD	O	1/26/2022							1	1	1		No	No	N/A	Approved	
	4179006008	317 11TH ST			SFD	O	9/14/2022							1	1			No	No	N/A	Pending	
	4180025006	505 BAYVIEW DR			SFD	O	5/12/2022							1	1	1		No	No	N/A	Approved	
	4179025004	216 14TH ST			2 to 4	O	4/7/2022							3	3	1		No	No	N/A	Approved	
	4180027016	128 7TH ST			SFD	O	6/24/2022							1	1	1		No	No	N/A	Approved	
	4180027016	128 7TH ST			ADU	O	6/24/2022							1	1	1		No	No	N/A	Approved	
	4137008032	4104 THE STRAND			SFD	O	12/14/2022							1	1			No	No	N/A	Pending	
	4137008058	4103 HIGHLAND AVE			2 to 4	O	10/13/2022							2	2			No	No	N/A	Pending	
	4180027014	615 MANHATTAN AVE			SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	4180010003	317 CREST DR			SFD	O	12/12/2022							1	1			No	No	N/A	Pending	
	4180010003	317 CREST DR			ADU	O	12/12/2022							1	1			No	No	N/A	Pending	
	4163008023	1701 ARTESIA BLVD			MH	O	12/15/2022	1						13	14			No	Yes	Yes	Approved	

Incy - New Construction										Affordability by Household Incomes - Certificates of Occupancy										Demolished/Destroyed Units			Density Bonus				Notes
Project Identifier				Unit Types			Affordability by Household Incomes - Building Permits																				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25			
Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5-ADU,JADU)	Tenure (R=Renters, O=Owner)	# of Units Issued Entitlements	Above Moderate Income	Building Permits Date Issued	# of Units Issued Building Permits	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) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the Incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes	
4178008019	1705 HIGHLAND AVE			SFD	O	1			0									0	76	77		0					
4180020004	208 MANHATTAN AVE #A			2 to 4	O	2			0									0									
4179030036	225 15TH ST			SFD	O	1			0									0									
4177020033	229 25TH ST			SFD	O	1			0									0									
4177020033	229 25TH ST			ADU	O	1			0									0									
4176014013	3004 ALMA AVE			2 to 4	O	2			0									0									
4176024014	3004 MANHATTAN AVE			SFD	O	1			0									0									
4176024014	3004 MANHATTAN AVE			ADU	O	1			0									0									
4181013017	320 1ST ST			2 to 4	O	2			0									0									
4178018006	412 MARINE AVE			2 to 4	O	2	2	10/6/2022	2									0	1	Demolished	O						
4198026015	120 6TH ST			2 to 4	O	3			0									0									
4177011004	2512 ALMA AVE			2 to 4	O	2			0									0									
4180021003	312 MANHATTAN AVE			SFD	O	1			0									0									
4180025006	505 BAYVIEW DR			SFD	O	1			0									0									
4179025004	216 14TH ST			2 to 4	O	3			0									0									
4180027016	128 7TH ST			SFD	O	1			0									0									
4180027016	128 7TH ST			ADU	O	1			0									0									
4183002016	1726 1ST ST			SFD	O	0	1	5/12/2022	1									0	1	Demolished	O						
4175021019	227 32ND ST			ADU	O	1	2	11/28/2022	2									0								ADU and JADU	
4176022002	228 20TH ST			SFD	O	0	1	7/12/2022	1									0	1	Demolished	O						
4171019028	1609 N POINSETTIA AVE			SFD	O	0	1	3/2/2022	1									0	1	Demolished	O						
4177027009	2304 THE STRAND			SFD	O	0	1	10/11/2022	1									0									
4175017008	310 35TH ST			SFD	O	0	1	4/28/2022	1									0	1	Demolished	O						
4168018011	1228 23RD ST			SFD	O	0	1	5/11/2022	1									0	1	Demolished	O						
4171005041	3418 N ARDMORE AVE			SFD	O	0	1	5/5/2022	1									0	1	Demolished	O						
4180020017	217 BAYVIEW DR			SFD	O	0	1	6/23/2022	1									0	1	Demolished	O						
4175021019	227 32ND ST			SFD	O	0	1	11/29/2022	1									0	1	Demolished	O						
4177027015	124 23RD PL #A			SFD	O	0	1	9/15/2022	1									0	1	Demolished	O						
4176009020	457 28TH ST			SFD	O	0	1	8/11/2022	1									0	1	Demolished	O						
4185003024	1447 21ST ST			SFD	O	0	1	7/26/2022	1									0	1	Demolished	O						
4165018020	2104 LYNN GROVE DR			SFD	O	0	1	3/23/2022	1									0	1	Demolished	O						
4174010006	648 33RD ST			SFD	O	0	1	4/18/2022	1									0	1	Demolished	O						
4164028019	1515 6TH ST			SFD	O	0	1	4/8/2022	1									0	1	Demolished	O						
4174003005	3001 LAUREL AVE			SFD	O	0	1	8/3/2022	1									0	1	Demolished	O						
4174004033	757 35TH ST			SFD	O	0	1	11/18/2022	1									0	1	Demolished	O						
4174004033	757 35TH ST			ADU	O	0	1	11/18/2022	1									0	1	Demolished	O						
4175003025	571 33RD ST			SFD	O	0	1	10/7/2022	1									0	1	Demolished	O						
4175003025	571 33RD ST			ADU	O	0	1	10/7/2022	1									0									
4176011025	316 9TH ST			SFD	O	0	1	6/22/2022	1									0	1	Demolished	O						
4165004029	1436 21ST ST			SFD	O	0	1	8/23/2022	1									0	1	Demolished	O						
4165023024	1204 FAYMONT AVE			SFD	O	0	1	7/27/2022	1									0	1	Demolished	O						
4171018028	1813 WALNUT AVE			SFD	O	0	1	8/1/2022	1									0	1	Demolished	O						
4170009022	1213 ELVA AVE			SFD	O	0	1	1/24/2022	1								1	7/11/2022	0								
4164029007	1530 9TH ST			SFD	O	0	1	5/25/2022	1									0	1	Demolished	O						
4180003014	341 6TH ST			SFD	O	0	1	7/19/2022	1									0	1	Demolished	O						
4171021029	1825 PACIFIC AVE			SFD	O	0	1	6/27/2022	1									0	1	Demolished	O						
4168025038	1163 CHESTNUT AVE			SFD	O	0	1	6/16/2022	1									0	1	Demolished	O						
4171025019	641 18TH ST			SFD	O	0	1	11/28/2022	1									0	1	Demolished	O						
4166022032	1706 N MEADOWS AVE			SFD	O	0	1	12/19/2022	1									0	1	Demolished	O						
4179001016	404 16TH ST			SFD	O	0	1	11/22/2022	1									0	1	Demolished	O						
4176024020	229 30TH ST			SFD	O	0	1	7/5/2022	1									0	1	Demolished	O						
4171029019	651 15TH ST			SFD	O	0	1	8/31/2022	1									0	1	Demolished	O						
4173016047	3201 MAPLE AVE			SFD	O	0	1	10/11/2022	1									0	1	Demolished	O						
4170101720	1713 PINE AVE			SFD	O	0	1	9/26/2022	1									0	1	Demolished	O						
4165015055	2006 WENDY WAY			SFD	O	0	1	8/10/2022	1									0	1	Demolished	O						
4163003012	1750 GATES AVE			SFD	O	0	1	7/29/2022	1									0	1	Demolished	O						
4166026031	1501 MEADOWS AVE			SFD	O	0	1	10/3/2022	1									0	1	Demolished	O						
4174005010	632 38TH ST			SFD	O	0	1	9/21/2022	1									0	1	Demolished	O						
4171020042	845 17TH ST			SFD	O	0	1	11/22/2022	1									0	1	Demolished	O						
4171020009	849 17TH ST			SFD	O	0	1	5/12/2022	1									0	1	Demolished	O						
4137007067	228 SEAVIEW ST			SFD	O	0	1	3/16/2022</																			

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4175024009	3511 BAYVIEW DR	SFD	O	0	1	3/18/2022	1								0	1	Demolished	O							
4175024009	3511 BAYVIEW DR	ADU	O	0	1	3/18/2022	1								0										
4169018034	2006 CHESTNUT AVE	SFD	O	0	1	1/13/2022	1								0	1	Demolished	O							
4164029028	1501 18TH ST	SFD	O	0	1	3/7/2022	1								0	1	Demolished	O							
4163019030	1544 GATES AVE	SFD	O	0	1	4/18/2022	1								0	1	Demolished	O							
4137003014	4117 CREST DR	ADU	O	0	1	3/31/2022	1								0										
4172074004	3312 PALM AVE	SFD	O	0	1	10/6/2022	1								0	1	Demolished	O							
4169011018	873 3RD ST	SFD	O	0	1	8/9/2022	1								0	1	Demolished	O							
4176013020	437 29TH ST	SFD	O	0	1	11/17/2022	1								0	1	Demolished	O							
4164021023	1851 15TH ST	SFD	O	0	1	12/19/2022	1								0	1	Demolished	O							
4176022003	328 18TH ST	2 b 4	O	0	2	3/2/2022	2								0	1	Demolished	O							
4169015011	1023 1ST ST	SFD	O	0	1	11/4/2022	1								0	1	Demolished	O							
4177025031	225 25TH ST	SFD	O	0	1	11/2/2022	1								0	2	Demolished	O							
4177025031	225 25TH ST	ADU	O	0	1	11/2/2022	1								0										
4176021006	2701 HIGHLAND AVE	SFD	O	0	1	3/23/2022	1								0	1	Demolished	O							
4176021006	2701 HIGHLAND AVE	ADU	O	0	1	3/23/2022	1								0										
4169017011	811 1ST ST	SFD	O	0	1	5/4/2022	1								0	1	Demolished	O							
4169017011	811 1ST ST	ADU	O	0	1	5/4/2022	1								0										
4169003016	1407 21ST ST	SFD	O	0	1	3/25/2022	1								0	1	Demolished	O							
4171004014	659 18TH ST	SFD	O	0	1	4/26/2022	1								0	1	Demolished	O							
4170018016	648 13TH ST	SFD	O	0	1	11/2/2022	1								0	1	Demolished	O							
4169008013	837 5TH ST	SFD	O	0	1	9/13/2022	1								0	1	Demolished	O							
4170036007	809 10TH ST	SFD	O	0	1	1/5/2022	1								0	1	Demolished	O							
4169018007	825 DUNCAN PL	SFD	O	0	1	8/17/2022	1								0	1	Demolished	O							
4171006021	2104 LAUREL AVE	SFD	O	0	1	3/18/2022	1								0	1	Demolished	O							
4178012001	232 21ST ST	SFD	O	0	1	1/25/2022	1								0	1	Demolished	O							
4169007001	301 ANDERSON ST	SFD	O	0	1	1/25/2022	1								0	1	Demolished	O							
4164230031	1613 3RD ST	ADU	O	0	1	10/7/2022	1								0										
4165023032	1439 WENDY WAY	ADU	O	0			1								4/15/2022	1									
4164023024	1653 3RD ST	ADU	O	0			0								4/26/2022	1									
4169013010	222 N POINSETTIA AVE	ADU	O	0			0								8/24/2022	1									
4177013009	2604 ALMA AVE	2 b 4	O	0	0		0							2	7/19/2022	2									
4175001033	577 36TH ST	SFD	O	0			0							1	6/22/2022	1									
4175001033	577 36TH ST	ADU	O	0			0							1	6/16/2022	1									
4163007003	817 AVATON WAY	2 b 4	O	0			0							4	4/21/2022	4									
4174001018	622 ROSECRANS AVE	ADU	O	0			0							1	10/4/2022	1									
4171018034	1808 POINSETTIA AVE	SFD	O	0			0							1	1/7/2022	1									
4176018016	323 29TH ST	SFD	O	0	0		0							1	4/6/2022	1									
4177006001	527 MARINE AVE	ADU	O	0			0							1	2/24/2021	1									
4174004032	753 35TH ST	SFD	O	0			0							1	4/7/2022	1									
4137012040	205 ROSECRANS AVE	SFD	O	0			0							1	3/8/2022	1									
4164018010	1618 1TH ST	SFD	O	0	0		0							1	2/9/2022	1									
4174021025	641 25TH ST	SFD	O	0			0							1	2/14/2022	1									
4176027017	3009 MANHATTAN AVE	SFD	O	0	0		0							1	3/24/2022	1									
4163004030	1741 VOORHEES AVE	SFD	O	0	0		0							1	3/21/2022	1									
4179016007	3116 HIGHLAND AVE	SFD	O	0	0		0							1	3/23/2022	1									
4177007007	599 MARINE AVE	SFD	O	0	0		0							1	1/31/2022	1									
4167025005	1136 6TH ST	SFD	O	0	0		0							1	4/29/2022	1									
4170017049	616 12TH ST	SFD	O	0	0		0							1	4/6/2022	1									
4174004034	721 35TH ST	SFD	O	0	0		0							1	4/7/2022	1									
4171021025	1809 PACIFIC AVE	SFD	O	0	0		0							1	3/19/2022	1									
4175003020	559 33RD ST	SFD	O	0	0		0							1	4/14/2022	1									
4174022007	615 23RD ST	SFD	O	0	0		0							1	5/24/2022	1									
4160020015	120 4TH ST	2 b 4	O	0	0		0							2	6/7/2022	2									
4171008017	1955 PALM AVE	SFD	O	0	0		0							1	6/21/2022	1									
4177025013	121 25TH ST	SFD	O	0	0		0							1	5/23/2022	1									
4174001032	617 36TH ST	SFD	O	0	0		0							1	2/9/2022	1									
4169024020	1031 BOUNDARY PL	ADU	O	0	0		0							1	7/6/2022	1									
4166015014	1311 19TH ST	SFD	O	0	0		0							1	3/30/2022	1									
4174015004	750 29TH ST	SFD	O	0	0		0							1	3/31/2022	1									
4175023014	3400 MANHATTAN AVE	2 b 4	O	0	0		0							2	1/19/2022	2									
4171008004	2100 JOHN ST	SFD	O	0	0		0							1	7/12/2022	1									
4169010007	499 JOHN ST	SFD	O	0	0		0							1	7/13/2022	1									
4160027005	608 THE STRAND	SFD	O	0	0		0							1	5/12/2022	1									
4164018009	1622 11TH ST	SFD	O	0	0		0							1	8/3/2022	1									
4170206036	516 17TH ST	SFD	O	0	0		0							1	8/5/2022	1									
4174001054	664 ROSECRANS AVE	SFD	O	0	0		0							1	1/19/2022	1									
4170011018	1205 WALNUT AVE	SFD	O	0	0		0							1	8/10/2022	1									
4173019029	2913 POINSETTIA AVE	SFD	O	0	0		0							1	5/17/2022	1									
4163003011	1756 GATES AVE	SFD	O	0	0		0							1	5/18/2022	1									
4176020009	3102 THE STRAND	SFD	O	0	0		0							1	5/4/2022	1									
4172031016	3017 OAK AVE	SFD	O	0	0		0							1	5/25/2022	1									
4163016005	1636 2ND ST	SFD	O	0	0		0							1	5/26/2022	1									
4137006030	4314 OCEAN DR	SFD	O	0	0		0							1	9/13/2022	1									
4178018004	421 20TH PL	SFD	O	0	0		0							1	9/28/2022	1									
4137009071	6016 THE STRAND	2 b 4	O	0	0		0							2	9/26/2022	2									
4137009069	4008 THE STRAND	SFD	O	0	0		0							1	10/27/2022	1									
4173021021	2623 MAPLE AVE	SFD	O	0	0		0							1	1/27/2022	1									
4164004003	1842 9TH ST	SFD	O	0	0		0							1	10/12/2022	1									
4170206003	946 11TH ST	SFD	O	0	0		0							1	11/8/2022	1									
4165026009	1158 REDONDO AVE	ADU	O	0	0		0							1	12/1/2022	1									

Manhattan Beach	
2022	(Jan. 1 - Dec. 31)
6th Cycle	10/15/2021 - 10/15/2025

4163005012	1750 VOORHEES AVE		SFD	O	0			0						1	12/12/2022	1							
4177028007	2416 THE STRAND		SFD	O	0			0						1	9/26/2022	1							
4174016026	641 27TH ST		SFD	O	0			0						1	10/27/2022	1							
4177012013	441 26TH ST		SFD	O	0			0						1	12/5/2022	1							
4169025004	319 S DIANTHUS ST		SFD	O	0			0						1	8/17/2022	1							
4174001033	621 36TH ST		SFD	O	0			0						1	11/7/2022	1							
4174001033	621 36TH ST		ADU	O	0			0						1	11/7/2022	1							

Jurisdiction	Manhattan Beach	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	322	-	-	-	-	-	-	-	-	-	-	-	322
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	165	-	-	-	-	-	-	-	-	-	-	-	165
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	155	-	-	-	-	-	-	-	-	-	-	-	155
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		132	6	6	93	-	-	-	-	-	-	-	105	27
Total RHNA		774												
Total Units			6	6	93	-	-	-	-	-	-	-	105	669
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		161		-	-	-	-	-	-	-	-	-	-	161

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Manhattan Beach	
Reporting Year		2022	
		(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
Accessory Dwelling Units	<ul style="list-style-type: none">• Coordinate with the California Coastal Commission for the current ADU Ordinance's associated LCP Amendments. Following final certification of LCP amendments, submit the ADU Ordinance to HCD for review.• Amend the ADU Ordinance if needed to conform to future amendments to State law and submit to HCD. Process LCP Amendments as required.• Incentivize affordable ADUs: Develop public engagement and informational tools to streamline the approval process and market ADU/JADU construction, including ADUs affordable to lower- and moderate-income households, to achieve an annual average goal of 10 building permits issued for ADUs. These tools may include information packets on the entitlement process, a dedicated web page including a step-by-step guide of the entitlement process, preparation of Frequently Asked Questions (FAQs) for distribution at the planning counter or community meetings, and other engagement tools.• Based on the results of the planning cycle mid-point review of ADU trends, including affordability, to be completed as part of Program 19, No Net Loss, review and develop additional incentives to encourage ADU/JADU development if needed. Additional incentives may include outreach to property owners, technical assistance, and financial assistance.• Issue building permits for an average of 10 ADUs annually.	<ul style="list-style-type: none">• Submit ADU Ordinance and future amendments to HCD for review within 60 days of final certification of associated ADU amendments to the LCP by the California Coastal Commission.• Annual monitoring of ADU programs.• Develop public engagement and informational tools for ADU/JADUs incentive program by January 2024.• Based on the planning cycle mid-point review to be completed by November 2025 as part of Program 19, No Net Loss, adopt additional incentives to encourage ADU/JADU development by June 2026.• Ongoing tracking of ADU permits issued throughout the planning period and reported annually.	The udpated ADU ordinance has not yet been certified by the California Coastal Commission. The City continues to monitor ADU/JADU developments and will be preparing an informational toolkit.

Adequate Sites	<ul style="list-style-type: none"> • Establish overlay district adhering to the standards set forth in Government Code sections 65583.2 (h) and (i) to address shortfall and create opportunity for at least 412 units of multifamily housing for lower-income households with priority for all rezones in areas with access to amenities such as recreation, services, education, and other needs. • Identify additional capacity in the overlay district to provide a buffer of at least 73 units of multifamily housing for lower-income households, above and beyond the capacity required for lower-income sites. 	<ul style="list-style-type: none"> • Pursuant to the requirements as set forth in AB 1398 (2021), the City will rezone by February 2025 to accommodate the lower-income shortfall of 412 units. • Rezone by February 2025 to accommodate the lower-income buffer of 73 units. 	The City is in the process of establishing a Residential Overlay District to accommodate the development of lower-income households.
Affordable Housing Streamlining	<ul style="list-style-type: none"> • Continue to offer concurrent processing of all discretionary applications for a project. • Amend Zoning Code to ensure a non-discretionary approval process for Precise Development Plan applications. • Process proposals for SB 35 permit streamlining consistent with State law. • Develop internal staff procedures to assist staff in responding to SB 35 proposals and permit streamlining. 	<ul style="list-style-type: none"> • Ongoing concurrent processing of all discretionary applications for a project throughout the Housing Element planning period. • Amend the Zoning Code to ensure a non-discretionary approval process for Precise Development Plan applications and related LCP Amendments by August 2023. • Ongoing SB 35 processing throughout the Housing Element planning period and report annually. • Develop staff assistance materials by January 2023. 	Relevant code amendments applicable to Precise Development Plan applications are in process.
Affordable Senior Housing Preservation	<ul style="list-style-type: none"> • Increase coordination with affordable project owners by contacting and meeting with property owners of project. • Monitor affordability throughout the planning period as a proactive measure to preserve 100% of affordable units in the Manhattan Village Senior Villas development and preserve units for older adults and adults with disabilities. • Create and maintain list of non-profit organizations as potential purchasers/managers of affordable housing units. 	<ul style="list-style-type: none"> • Contact and meet with property owners of project by January 2023 and again mid-cycle by January 2026. • Monitor affordability throughout the planning period. • Biannually update list of non-profit and affordable housing developers starting January 2023. 	All existing affordable senior units have been maintained.
Americans with Disabilities Act (ADA) Improvements Program	<ul style="list-style-type: none"> • Complete ADA-compliant infrastructure improvements as part of the Manhattan Senior Villas ADA Pathway Project (see objective related to Manhattan Village Senior Villas preservation efforts in Program 4). • Construct ADA-compliant concrete access ramps at various locations throughout targeted areas of the City. 	<ul style="list-style-type: none"> • Complete Manhattan Senior Villas ADA Pathway Project infrastructure improvements by January 2023. • Annual allocation of CDBG funding to ADA-compliant improvements during the planning period, as part of the Annual ADA Improvements Program 	The City continued to make progress on the ADA Pathway Project at the Manhattan Senior Villas.
Annual Progress Reports	<ul style="list-style-type: none"> • Report to HCD annually on progress made toward the Housing Element. • Report to the City Council annually on Housing Element progress. 	Annually reporting throughout the planning period	The City submitted its Annual Progress Report prior to April 1, 2022.
By-Right Development	Permit development by-right on qualifying sites identified to accommodate the lower-income RHNA that were identified in previous Housing Elements in accordance with State law.	Amend the MBMC by August 2023 to permit by-right development on sites previously identified in past Housing Elements in which at least 20 percent of the units are affordable to lower income households in accordance with the specifications of Government Code Section 65583.2(c)	The City is in the process of completing relevant code amendments per State law.

Code Compliance	<ul style="list-style-type: none">• Continue requiring a Report of Residential Building Records.• Through the complaint-driven inspections, Code Enforcement will make property owners aware of current resources on the City website to assist with the remediation of violations.• Continue referrals to the County of Los Angeles Environmental Health Division to facilitate approximately 55 inspections throughout the planning period.• Maintain code enforcement and substandard housing resources up to date and ensure they are easily accessible to all residents, including extremely low-, very low-, low- and moderate-income households	Ongoing; annually throughout the planning period.	The City continued to investigate reports of code violations and substandard housing.
Countywide Affordable Home Ownership Program	Advertise HOP on the City’s website and for distribution at the planning counter.	<ul style="list-style-type: none">•Program information will be posted online and made available at the planning counter by March 2023.• Relevant information on the City website and planning counter will be updated annually, starting March 2024, if there are any changes to the County HOP.	Ongoing
Countywide Affordable Rental Housing Development	<ul style="list-style-type: none">• Post program information on the City’s website and for distribution at the planning counter.• Increase Coordination with the LACDA with regular contact.	<ul style="list-style-type: none">• Program information will be posted online and at the counter by March 2023.• Coordination will be ongoing throughout the planning period through biannual contact beginning June 2023.	Ongoing
Density Bonus	<ul style="list-style-type: none">• Update Density Bonus Ordinance, consistent with State law.• Ensure the City’s Density Bonus Ordinance is consistent with future amendments to State Density Bonus Law and case law. Process related LCP Amendments as required.	<ul style="list-style-type: none">• Amend the Density Bonus Ordinance by March 2023.• Ongoing monitoring of future amendments to State Density Bonus Law	In research phase.
Developer Outreach and Transparency	Maintain relevant development checklist of materials and other information on the City’s website as detailed above and in AB 1483 (2019).	<ul style="list-style-type: none">• Update relevant information that is applicable for housing development project proposal requirements within 30 days of any changes, consistent with AB 1483 (2019).• Ongoing throughout the planning period.	Ongoing
Energy Conservation and Energy Efficiency Opportunities	<ul style="list-style-type: none">• Adopt Climate Action and Adaptation Plan and related Local Coastal Program–Land Use Plan updates.• Review green building techniques in the MBMC to ensure compliance with State requirements.	<ul style="list-style-type: none">• Adopt Climate Action and Adaptation Plan and submit Local Coastal Program–Land Use Plan updates to California Coastal Commission by 2023.• Ongoing review of City codes to integrate energy efficient building techniques throughout the planning period.	Ongoing

Fair/Equal Housing Program	<ul style="list-style-type: none">• Support and engage in the Regional Analysis of Impediments to Fair Housing.• Post fair housing information on the City’s website.• Develop a handout for developers to be made aware of fair housing advertisement material compliance and make publicly available.• Implement a procedure that prompts fair housing administration for housing and community development decisions.• Commit one Planning Commissioner to volunteer as a City representative on the Housing Education Advisory Committee to ensures that content in the educational series includes perspectives relevant to the development patterns and land uses in Manhattan Beach from a fair housing lens, and that the Housing Education Forums are promoted throughout the community and to other City leaders.• Support SBCCOG in hosting 10 Housing Education Forums that support discussions regarding residential density and design that support a range of sustainable and affordable housing options and help decision makers, stakeholders and community members understand optimal ways to meet regional housing needs and affirmatively further fair housing.• Promote Housing Education resources after the forums, including series recordings, on the City website.	<p>Ongoing engagement throughout the planning period with updated Regional Analysis of Impediments to Fair Housing every 5 years.</p> <ul style="list-style-type: none">• Website information and developer handout to be posted and made available by January 2023.• Develop fair housing administration procedure by March 2023.• Commit one Planning Commissioner as a City representative on the Housing Education Advisory Committee by October 2022.• Support completion of 10 Housing Education Forums by April 2023 and post Housing Education resources on the City website within a month of the series end date.	Ongoing
Housing Choice Voucher Program	<ul style="list-style-type: none">• Support the provision of five vouchers annually to facilitate rent subsidies for very low- and extremely low-income residents.• Enhance City website with information related to the Housing Choice Voucher Program.	<ul style="list-style-type: none">• Annually throughout the planning period.• Update City website by January 2023.	Ongoing

Lot Consolidation Incentive	<ul style="list-style-type: none">• Continue to provide a consolidation bonus incentive in the form of a 5 to 10 percent base density increase for sites based on the combined parcel size as provided in Section 10.12.030 of the MBMC.• Publicize the program on the City's website, and to all housing developers at the Planning counter or who contact the City with any interest in development throughout the community..• The City will continue to provide technical assistance to housing developers by assisting affordable housing developers in identifying opportunities for lot consolidation using the City's GIS system and property database. If needed, the City will develop a additional outreach strategies as detailed in the mid-cycle objective below.• Expedite processing and waive fees for lot consolidations processed concurrently with other planning entitlements for affordable housing developments.• Amend Section 10.12.030 of the MBMC to provide a lot consolidation bonus incentive in the form of a 5 percent base density increase for sites between 0.30 acres to 0.49 acres identified in Exhibit A, Electronic Housing Element Site Inventory Form, of Appendix E.• Process and approve 6 lot consolidations throughout the community.• Complete a mid-cycle effectiveness review to ensure that 3 lot consolidations have been approved by the planning cycle midpoint. If the City has not reached the mid-cycle goal, the City will develop and implement a proactive outreach strategy that includes creating and maintaining a list of affordable housing providers that they will proactively contact to inform them of available incentives and opportunities for lot consolidation	<ul style="list-style-type: none">• Ongoing lot consolidation bonus incentive throughout planning period.• Develop promotional material to publicize program and update City's GIS system and property database by February 2024.• Dedication of staff time and technical assistance, including assisting affordable housing developers in identifying opportunities for lot consolidation using the City's GIS system and property database, ongoing throughout the planning period. Ongoing expedited processing and fee waivers for lot consolidations processed concurrently with other planning entitlements throughout the planning period. <ul style="list-style-type: none">• Amend Section 10.12.030 of the Zoning Code by August 2023. Process LCP Amendments as required.• Process and approve 6 lot consolidations throughout the community within the planning period.• Complete a mid-cycle effectiveness review to ensure that 3 lot consolidations have been approved by November 2025. If the City has not reached the mid-cycle goal, the City will develop and implement a proactive outreach strategy within six months of the review. Outreach will be conducted on an annual basis throughout the remainder of the planning period.	The City continued to implement the lot consolidation incentive and will amend necessary sections of the code and LCP to further support lot consolidations.
Manufactured Housing	<p>Amend the MBMC to ensure consistency with State law regarding manufactured homes.</p> <ul style="list-style-type: none">• Amend the MBMC to ensure consistency with State law regarding mobile home parks.	Amend the MBMC and submit related LCP Amendment applications by March 2023.	In research phase.
Multifamily Residential Development Standards and Streamlining in the Mixed-Use (CL, CD, and CNE) Commercial Districts	<ul style="list-style-type: none">• Amend the Zoning Code to remove discretionary requirements and provide streamlined processing through a Precise Development Plan permit for multifamily housing in the CL, CD, and CNE zones for projects that qualify for a density bonus.• Amend the Zoning Code to permit multifamily developments with six or more units that are not eligible to receive a density bonus in the CL, CD, and CNE zones subject to a Site Development Permit.• Adopt development standards for multifamily reside	Amend the Zoning Code and related LCP Amendments by August 2023. Streamlining availability to be ongoing throughout the planning period.	In research phase.

No Net Loss	<ul style="list-style-type: none">• Amend staff procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory (Appendix E).• Develop a methodology for tracking remaining capacity and monitor all development activity, proposed rezones, and identified capacity as it compares to the remaining RHNA target throughout the cycle. Any site identified to be upzoned to meet “no net loss” requirements will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City’s obligation to affirmatively further fair housing.• Monitor the development of ADUs per the ADU projection assumptions in the Sites Inventory (Appendix E) and collect and report data for the Housing Element Annual Progress Report.• Check annual ADU trends to date at the planning cycle mid-point (mid-point is October 15, 2025) and two years after the midpoint and identify additional lower- and moderateincome sites if the ADU production does not keep pace with the ADU production and affordability assumptions toward the RHNA. (the City will also develop additional incentives as part of the objectives listed in Program 1, Accessory Dwelling Units).• Review each housing approval on sites listed in the Housing Element and make findings required by Government Code Section 65863 if a site is proposed with fewer units or a different income level than shown in the Housing Element.	<ul style="list-style-type: none">• Amend staff procedures and develop a methodology for tracking capacity by March 2022.• Ongoing monitoring the development of ADU’s using the City’s development permit database and report ADU trends annually through the Housing Element Annual Progress Report.• Check annual ADU trends to-date by November 2025 and two years after (by November 2027). Identify additional sites by June 2026 and June 2028, respectively, if ADU production and affordability does not keep pace with the ADU assumptions toward the RHNA and there is not an appropriate buffer remaining.• Ongoing tracking of sites throughout the planning period and make additional sites available within 180 days in the event that a capacity shortfall occurs.	The City continues to track developments through the permit tracking system Energov to ensure no net loss as well as track ADU development trends.
Objective Design Standards	Monitor Zoning Code amendments to ensure any new design standards are objective.	Ongoing throughout the planning period, as new design standards are being drafted.	The City continues to implement objective design standards for applicable projects.
Older Adults Programs	<ul style="list-style-type: none">• Provide services to 1,000 older adults per year through the Older Adults Program.• Provide Dial-a-Ride services to 1,000 older adults and/or residents with disabilities (all ages) per year for 55+ years old or who have disabilities (all ages) to assist them with things such as picking up medication, doctor visits, and groceries.• Coordinate Rotary Cares, a volunteer program that rehabilitates two senior homes per year, consisting of minor repairs, plumbing, carpentry, painting, and other improvements.	Ongoing, annually throughout planning period.	The City continues to implement the older adults program.

Parking Reductions	<ul style="list-style-type: none">• Amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development. Complete a parking study for reduced parking requirements for multifamily housing and implement flexibility in parking requirements based on findings. <ul style="list-style-type: none">• Create a menu of creative parking strategies, such as mechanical stack parking, such as park lifts, parking elevators, tandem parking, review existing standards, and foster cooperation with businesses, residents, and intergovernmental coordination to address parking needs in the Coastal Zone.• Based on the menu of creative parking strategies for the Coastal Zone and review of existing standards, the City will codify the creative parking strategies, including objective implementation processes, that align with the Coastal Commission’s policies that aim to protect public access and parking in Coastal Zones and mitigate potential constraints to development. Strategize to obtain Coastal Commission certification for associated updates to the LCP.• Allow for reduced parking ratios for affordable housing projects in the Coastal Zone in accordance with local and <u>State density bonus law</u>	<ul style="list-style-type: none">• Amend the Zoning Code to comply with religious institution–affiliated housing development projects by March 2023. Process LCP Amendments as required.• Complete parking study by June 2024. Based on findings, amend the Zoning Code by January 2025.• Create a menu of creative parking strategies and review existing standards in Coastal Zone by June 2024,• Based on the menu of creative parking strategies for the Coastal Zone and review of existing standards, the City will codify the creative parking strategies within a year including objective implementation processes, that align with the Coastal Commission’s policies that aim to protect public access and parking in Coastal Zones and mitigate potential constraints to development and strategize to obtain Coastal Commission certification for associated updates to the LCP by December 2024.• Allow for reduced parking ratios for affordable housing projects in the Coastal Zone in accordance with local and State density bonus law throughout planning period.	In research phase.
Preserving Housing Capacity	<ul style="list-style-type: none">• Continue to implement Sections 10.12.030 and 11.32.090 of the MBMC to prevent mansionization and lot mergers that reduce future housing capacity.• Amend the Zoning Code to eliminate provision 10.52.050.F to mitigate the loss of dwelling units through demolition and to <u>conserve the existing housing stock</u>.	<ul style="list-style-type: none">• Ongoing implementation of Sections 10.12.030 and 11.32.090 of the MBMC throughout the planning period.• Amend the Zoning Code by January 2024.	The City continues to implement relevant provisions.
Priority Services	<ul style="list-style-type: none">• Internally distribute adopted Housing Element to Public Works Department.• Increased coordination with the Public Works Department to ensure that adopted policies prioritize water and sewer allocation for affordable housing development.	<ul style="list-style-type: none">• Internally distribute adopted Housing Element upon local adoption of the 6th Cycle Housing Element by March 2023.• Ongoing coordination throughout the planning period.	The adopted Housing Element has been posted on the City's website and notified to staff through internal communication channels.
Reasonably Accommodate Housing for Persons with Physical and Developmental Disabilities	<ul style="list-style-type: none">• Amend the MBMC to remove potential barriers for people with disabilities, including persons with developmental disabilities, related to requests for reasonable accommodations, and in accordance with current fair housing laws.• Develop outreach and dissemination programs and materials for the public and City staff.• Accept reasonable accommodation applications without required fees in accordance with fair housing laws.• Complete fee study and remove reasonable accommodation application fees from fee schedule	<ul style="list-style-type: none">• Amend the MBMC by March 2023.• Develop outreach and dissemination materials by January 2024. Accept reasonable accommodation applications without required fees in accordance with fair housing laws throughout planning period.• Complete fee study and corresponding fee schedule updates to remove fees for reasonable accommodation applications by January 2025.	The City processed one reasonable accommodation request in 2022 and will amend necessary sections of the code to remove potential barriers.
Replacement Requirements	<ul style="list-style-type: none">• Amend staff procedures related to the review and issuance of demolition and development permits.• Enforce replacement requirements in accordance with Government Code Section 66300, and the requirements as set forth in Government Code Section 65915, subdivision (c)(3).	<ul style="list-style-type: none">• Amend staff procedures by January 2023.• Continue ongoing replacement requirements throughout the planning period.	The City continues to enforce replacement requirements.

Solar Panel Incentives	<ul style="list-style-type: none">• Promote and incentivize alternate energy through permit subsidies for approximately 90 solar permits per year.• Continue to track number of solar permits	<ul style="list-style-type: none">• Ongoing annually throughout the planning period.• Annual monitoring to track permits.	The City processed 61 permits for solar panel installations.
Specialized Housing Types to Assist Persons with Special Needs	<ul style="list-style-type: none">• Ensure the MBMC continues to be consistent with State law and case law relative to special needs housing through ongoing review and amendments, as required under State law..• Amend the MBMC to ensure that any application for supportive housing or a Low-Barrier Navigation Center is processed “by right” in accordance with State law.• Amend the MBMC to permit supportive housing in accordance with State law.• Amend the parking requirements for emergency shelters to ensure consistency with State law.• Amend the MBMC to permit Residential Care, General (serving seven or more persons) facilities in the RS and RM zones.• Amend the MBMC to include findings specific to Use Permits for Residential Care, General (serving seven or more persons) facilities, regardless of licensing, that are objective and improve certainty in the development approval process.• Complete fee study and remove emergency shelter application fees from fee schedule.	<ul style="list-style-type: none">• Annual monitoring of State laws regarding special needs housing, throughout the planning period.• Adopt policies and procedures for processing supportive housing and Low-Barrier Navigation Centers by January 2023.• All Zoning Code amendments as identified in the objectives (including as they relate to supportive housing, emergency shelters, and residential care facilities) to the MBMC by March 2023.• Complete fee study and corresponding fee schedule updates to remove fees for emergency shelter applications by January 2025.	The City continued to monitor State laws to accommodate special needs population and will amend necessary sections of the code.
Support for Those Experiencing Homelessness	<ul style="list-style-type: none">• Seek additional funding sources for continued support services for the population experiencing homelessness.• Continue coordination of regional efforts with partner agencies and organizations, such as Cities of Redondo Beach and Hermosa Beach, and the Beach Cities Health District through quarterly meetings.• Educate the community on various resources in the South Bay and ensure the resource guide for those experiencing homelessness is kept up to date and available on the City’s website.• Increased regional coordination through active participation in SBCCOG Homeless Services Task Force.	<ul style="list-style-type: none">• Ongoing monitoring of funding sources throughout planning period and apply for additional funding opportunities annually during the planning period, where available, beginning January 2023.• Ongoing – quarterly communications with partner agencies and organizations.• Update resource guide on City website annually during the planning period, to reflect any changes to program or resource offered for those experiencing homelessness.• Participate in Homelessness Task Force meetings once every two months with neighboring and regional South Bay cities.	<ul style="list-style-type: none">• The City began receiving County Measure H grant funding from (SBCCOG) in the amount of \$216,000 to service the homeless population in the Beach Cities and expended approximately \$50,000 in 2022 for Manhattan Beach.• The City continues to participate in the SBCCOG Homeless Services Task Force.
Surplus Lands	<ul style="list-style-type: none">• Identify and track surplus City-owned sites. Report on these lands annually through the Housing Element Annual Progress Report.• Comply with Surplus Land Act requirements set forth in Government Code Section 54220-54234.	<ul style="list-style-type: none">• Annually conduct inventory and report surplus and excess local public lands on or before April 1 of each year.• Ongoing compliance with Surplus Land Act throughout the planning period.	There are no City-owned surplus sites to report.
Water Conservation and Green Building Standards	<ul style="list-style-type: none">• Review green building techniques in the MBMC to ensure compliance with State requirements.• Amend the MBMC to conform to future amendments or updates to State Green Building Standards Code if necessary.	<ul style="list-style-type: none">• Review of green building techniques in City codes by January 2024.• Update the MBMC within 1 year after any future amendments or updates to the California Green Building Standards Code.	The City continues to implement water conservation and green building regulations in the Municipal Code.

Jurisdiction	Manhattan Beach
Reporting Year	2022 (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	\$150,000		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element	\$150,000.00		In Progress		

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	#VALUE!	
	Non-Deed Restricted	#VALUE!	
Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	0	
Above Moderate		26	
Total Units		#VALUE!	

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		93	
Total Units		93	

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		77	
Total Units		77	