

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2013 - 12/31/2013

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.

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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**                      MANHATTAN BEACH

**Reporting Period**            01/01/2013        -        12/31/2013

**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	
(9) Total of Moderate and Above Moderate from Table A3						0	0				
(10) Total by Income Table A/A3			0	0	0	0					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

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(CCR Title 25 §6202 )

**Jurisdiction** MANHATTAN BEACH

**Reporting Period** 01/01/2013 - 12/31/2013

**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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2013 - 12/31/2013

**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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	0	0	0	0	0	0	0

\* Note: This field is voluntary

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## *Housing Element Implementation*

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**Jurisdiction** MANHATTAN BEACH

**Reporting Period** 01/01/2013 - 12/31/2013

**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	10	0	0	0	0	0	0	0	0	0	0	10
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	6	0	0	0	0	0	0	0	0	0	0	6
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		7	0	0	0	0	0	0	0	0	0	0	7
Above Moderate		15	0	0	0	0	0	0	0	0	-	0	15
Total RHNA by COG. Enter allocation number:		38	0	0	0	0	0	0	0	0	0	0	38
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
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Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2013 - 12/31/2013

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2013 - 12/31/2013

General Comments:

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(CCR Title 25 §6202 )

**Jurisdiction**      MANHATTAN BEACH

**Reporting Period**      01/01/2014      -      12/31/2014

**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	
(9) Total of Moderate and Above Moderate from Table A3						0	73				
(10) Total by Income Table A/A3			0	0	0	73					
(11) Total Extremely Low-Income Units*			0								

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**Jurisdiction** MANHATTAN BEACH

**Reporting Period** 01/01/2014 - 12/31/2014

**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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2014 - 12/31/2014

**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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	63	10	0	0	0	73	276

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# ANNUAL ELEMENT PROGRESS REPORT

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**Jurisdiction** MANHATTAN BEACH

**Reporting Period** 01/01/2014 - 12/31/2014

**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	10	0	0	0	0	0	0	0	0	0	0	10
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	6	0	0	0	0	0	0	0	0	0	0	6
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		7	0	0	0	0	0	0	0	0	0	0	7
Above Moderate		15	0	73	0	0	0	0	0	0	-	73	0
Total RHNA by COG. Enter allocation number:		38	0	73	0	0	0	0	0	0	0	73	23
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

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

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**Jurisdiction**      MANHATTAN BEACH

**Reporting Period**      01/01/2014      -      12/31/2014

**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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	
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.	Preserve/improve 16 low and moderate income units	2013-2021	CDBG funds ADA improvements and projects citywide and for the senior housing units located in the Manhattan Village Senior Villas.	
Program 7d. Reasonable accommodation for persons with disabilities.	Continue to implement procedures for ensuring reasonable accommodation	2013-2021	In compliance with MBMC 10.85.030, one project for reasonable accommodations was requested and approved.	
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 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 continue 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	9 lot mergers were approved. This program is appropriate and should be continued through enforcing the existing maximum lot size standards and allowing accessory structures on adjacent lots to be built on common ownership lots.
Program 2a. Allow non-conforming dwellings to remain and improve.	Preserve smaller, more affordable housing units.	2013-2021	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 non-conforming homes.
Program 3a. Continue to facilitate infill development in residential areas.	Increase the supply of housing through infill development.	2013-2021	81 new infill units were developed in 2017. This program is appropriate and should be continued by encouraging development of scattered vacant and underutilized infill sites.
Program 3b. Facilitate multi-family residential development in the CL, CD, and CNE commercial districts.	Provide adequate sites to accommodate the City's lower-income RHNA allocation	2013-2021	14 Multifamily units were approved and 11 units were approved per planning resolutions. None of the projects utilized the graduated density bonus program.
Program 3c. Continue to provide for a mixture of uses in the Manhattan Village area.	25 senior units	2013-2021	Exterior Building improvements for the site, (lighting, parking lot striping, and landscape)and interior projects have been approved in Manhattan Village.
Program 3d. Revise development standards for residential uses in the CD and CNE Districts.	Facilitate development of affordable multi-family and mixed-use developments.		Work has begun on a Code amendment and is expected to be completed in 2019.
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 .
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	Continue to facilitate development of	2013-2021	The Zoning and Building Codes allow manufactured homes. No manufactured

housing on single-family residential lots.	manufactured housing as a means of reducing housing cost.		housing permits were requested.
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 2017. 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.	Second Unit Ordinance adopted December 2014	Work has commenced on an ADU ordinance consistent with recent changes to state law.
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	The City continued to publicize the Section 8 program.
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 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 no cost.
Program 11a. Enforce green building techniques.	100 percent compliance for new units.	2013-2021	The City continued to implement this program. In 2017 the City adopted the 2016 California Green Building Standards Code and the 2016 California Energy Code.
Program 11b. Encourage water conservation.	Reduced water consumption	2013-2021	The City continued to implement water conservation regulations in the Municipal Code.
Program 12. Provide a balance of residential and employment-generating uses in the City, including mixed-use projects.	Continue to encourage mixed use projects.	2013-2021	One mixed-use project was applied for and approved.

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**Jurisdiction**

MANHATTAN BEACH

**Reporting Period**

01/01/2014 - 12/31/2014

**General Comments:**



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**Jurisdiction** MANHATTAN BEACH

**Reporting Period** 01/01/2015 - 12/31/2015

**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	
(9) Total of Moderate and Above Moderate from Table A3						0	86				
(10) Total by Income Table A/A3			0	0	0	86					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

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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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

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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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	74	12	0	0	0	86	0

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**Reporting Period** 01/01/2015 - 12/31/2015

**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	10	0	0	0	0	0	0	0	0	0	0	10
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	6	0	0	0	0	0	0	0	0	0	0	6
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		7	0	0	0	0	0	0	0	0	0	0	7
Above Moderate		15	0	73	86	0	0	0	0	0	-	159	0
Total RHNA by COG. Enter allocation number:		38	0	73	86	0	0	0	0	0	0	159	23
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

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

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**Jurisdiction**      MANHATTAN BEACH

**Reporting Period**    01/01/2015      -    12/31/2015

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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	
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.	Preserve/improve 16 low and moderate income units	2013-2021	CDBG funds ADA improvements and projects citywide and for the senior housing units located in the Manhattan Village Senior Villas.	
Program 7d. Reasonable accommodation for persons with disabilities.	Continue to implement procedures for ensuring reasonable accommodation	2013-2021	In compliance with MBMC 10.85.030, one project for reasonable accommodations was requested and approved.	
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 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 continue 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	9 lot mergers were approved. This program is appropriate and should be continued through enforcing the existing maximum lot size standards and allowing accessory structures on adjacent lots to be built on common ownership lots.
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Program 3c. Continue to provide for a mixture of uses in the Manhattan Village area.	25 senior units	2013-2021	Exterior Building improvements for the site, (lighting, parking lot striping, and landscape)and interior projects have been approved in Manhattan Village.
Program 3d. Revise development standards for residential uses in the CD and CNE Districts.	Facilitate development of affordable multi-family and mixed-use developments.		Work has begun on a Code amendment and is expected to be completed in 2019.
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 .
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	Continue to facilitate development of	2013-2021	The Zoning and Building Codes allow manufactured homes. No manufactured

housing on single-family residential lots.	manufactured housing as a means of reducing housing cost.		housing permits were requested.
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 2017. 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.	Second Unit Ordinance adopted December 2014	Work has commenced on an ADU ordinance consistent with recent changes to state law.
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	The City continued to publicize the Section 8 program.
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 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 no cost.
Program 11a. Enforce green building techniques.	100 percent compliance for new units.	2013-2021	The City continued to implement this program. In 2017 the City adopted the 2016 California Green Building Standards Code and the 2016 California Energy Code.
Program 11b. Encourage water conservation.	Reduced water consumption	2013-2021	The City continued to implement water conservation regulations in the Municipal Code.
Program 12. Provide a balance of residential and employment-generating uses in the City, including mixed-use projects.	Continue to encourage mixed use projects.	2013-2021	One mixed-use project was applied for and approved.



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2015 - 12/31/2015

General Comments:

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2016 - 12/31/2016

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**

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2016 - 12/31/2016

**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	
(9) Total of Moderate and Above Moderate from Table A3						0	40				
(10) Total by Income Table A/A3			0	0	0	40					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** MANHATTAN BEACH

**Reporting Period** 01/01/2016 - 12/31/2016

**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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2016 - 12/31/2016

**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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	26	14	0	0	0	40	0

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      MANHATTAN BEACH

**Reporting Period**      01/01/2016      -      12/31/2016

**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.													
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	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	10	0	0	0	0	0	0	0	0	0	0	10
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	6	0	0	0	0	0	0	0	0	0	0	6
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		7	0	0	0	0	0	0	0	0	0	0	7
Above Moderate		15	0	73	86	40	0	0	0	0	-	199	0
Total RHNA by COG. Enter allocation number:		38											
Total Units    ►    ►    ►			0	73	86	40	0	0	0	0	0	199	23
Remaining Need for RHNA Period    ►    ►    ►    ►    ►													

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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**            MANHATTAN BEACH

**Reporting Period**    01/01/2016       -    12/31/2016

**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
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.	Preserve/improve 16 low and moderate income units	2013-2021	CDBG funds ADA improvements and projects citywide and for the senior housing units located in the Manhattan Village Senior Villas.
Program 7d. Reasonable accommodation for persons with disabilities.	Continue to implement procedures for ensuring reasonable accommodation	2013-2021	In compliance with MBMC 10.85.030, one project for reasonable accommodations was requested and approved.
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 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 continue 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	9 lot mergers were approved. This program is appropriate and should be continued through enforcing the existing maximum lot size standards and allowing accessory structures on adjacent lots to be built on common ownership lots.
Program 2a. Allow non-conforming dwellings to remain and improve.	Preserve smaller, more affordable housing units.	2013-2021	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 non-conforming homes.
Program 3a. Continue to facilitate infill development in residential areas.	Increase the supply of housing through infill development.	2013-2021	81 new infill units were developed in 2017. This program is appropriate and should be continued by encouraging development of scattered vacant and underutilized infill sites.
Program 3b. Facilitate multi-family residential development in the CL, CD, and CNE commercial districts.	Provide adequate sites to accommodate the City's lower-income RHNA allocation	2013-2021	14 Multifamily units were approved and 11 units were approved per planning resolutions. None of the projects utilized the graduated density bonus program.
Program 3c. Continue to provide for a mixture of uses in the Manhattan Village area.	25 senior units	2013-2021	Exterior Building improvements for the site, (lighting, parking lot striping, and landscape)and interior projects have been approved in Manhattan Village.
Program 3d. Revise development standards for residential uses in the CD and CNE Districts.	Facilitate development of affordable multi-family and mixed-use developments.		Work has begun on a Code amendment and is expected to be completed in 2019.
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 .
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	Continue to facilitate development of	2013-2021	The Zoning and Building Codes allow manufactured homes. No manufactured



housing on single-family residential lots.	manufactured housing as a means of reducing housing cost.		housing permits were requested.
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 2017. 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.	Second Unit Ordinance adopted December 2014	Work has commenced on an ADU ordinance consistent with recent changes to state law.
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	The City continued to publicize the Section 8 program.
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 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 no cost.
Program 11a. Enforce green building techniques.	100 percent compliance for new units.	2013-2021	The City continued to implement this program. In 2017 the City adopted the 2016 California Green Building Standards Code and the 2016 California Energy Code.
Program 11b. Encourage water conservation.	Reduced water consumption	2013-2021	The City continued to implement water conservation regulations in the Municipal Code.
Program 12. Provide a balance of residential and employment-generating uses in the City, including mixed-use projects.	Continue to encourage mixed use projects.	2013-2021	One mixed-use project was applied for and approved.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2016 - 12/31/2016

General Comments:

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2017 - 12/31/2017

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**

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2017 - 12/31/2017

**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	
(9) Total of Moderate and Above Moderate from Table A3						0	81				
(10) Total by Income Table A/A3			0	0	0	81					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** MANHATTAN BEACH

**Reporting Period** 01/01/2017 - 12/31/2017

**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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2017 - 12/31/2017

**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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	74	6	0	1	0	81	81

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** MANHATTAN BEACH

**Reporting Period** 01/01/2017 - 12/31/2017

**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	10	0	0	0	0	0	0	0	0	0	0	10
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	6	0	0	0	0	0	0	0	0	0	0	6
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		7	0	0	0	0	0	0	0	0	0	0	7
Above Moderate		15	0	73	86	40	81	0	0	0	-	280	0
Total RHNA by COG. Enter allocation number:		38	0	73	86	40	81	0	0	0	0	280	23
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      MANHATTAN BEACH

**Reporting Period**      01/01/2017      -      12/31/2017

**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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	
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.	Preserve/improve 16 low and moderate income units	2013-2021	CDBG funds ADA improvements and projects citywide and for the senior housing units located in the Manhattan Village Senior Villas.	
Program 7d. Reasonable accommodation for persons with disabilities.	Continue to implement procedures for ensuring reasonable accommodation	2013-2021	In compliance with MBMC 10.85.030, one project for reasonable accommodations was requested and approved.	
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 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 continue 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	9 lot mergers were approved. This program is appropriate and should be continued through enforcing the existing maximum lot size standards and allowing accessory structures on adjacent lots to be built on common ownership lots.
Program 2a. Allow non-conforming dwellings to remain and improve.	Preserve smaller, more affordable housing units.	2013-2021	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 non-conforming homes.
Program 3a. Continue to facilitate infill development in residential areas.	Increase the supply of housing through infill development.	2013-2021	81 new infill units were developed in 2017. This program is appropriate and should be continued by encouraging development of scattered vacant and underutilized infill sites.
Program 3b. Facilitate multi-family residential development in the CL, CD, and CNE commercial districts.	Provide adequate sites to accommodate the City's lower-income RHNA allocation	2013-2021	14 Multifamily units were approved and 11 units were approved per planning resolutions. None of the projects utilized the graduated density bonus program.
Program 3c. Continue to provide for a mixture of uses in the Manhattan Village area.	25 senior units	2013-2021	Exterior Building improvements for the site, (lighting, parking lot striping, and landscape)and interior projects have been approved in Manhattan Village.
Program 3d. Revise development standards for residential uses in the CD and CNE Districts.	Facilitate development of affordable multi-family and mixed-use developments.		Work has begun on a Code amendment and is expected to be completed in 2019.
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 .
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	Continue to facilitate development of	2013-2021	The Zoning and Building Codes allow manufactured homes. No manufactured

housing on single-family residential lots.	manufactured housing as a means of reducing housing cost.		housing permits were requested.
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 2017. 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.	Second Unit Ordinance adopted December 2014	Work has commenced on an ADU ordinance consistent with recent changes to state law.
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	The City continued to publicize the Section 8 program.
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 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 no cost.
Program 11a. Enforce green building techniques.	100 percent compliance for new units.	2013-2021	The City continued to implement this program. In 2017 the City adopted the 2016 California Green Building Standards Code and the 2016 California Energy Code.
Program 11b. Encourage water conservation.	Reduced water consumption	2013-2021	The City continued to implement water conservation regulations in the Municipal Code.
Program 12. Provide a balance of residential and employment-generating uses in the City, including mixed-use projects.	Continue to encourage mixed use projects.	2013-2021	One mixed-use project was applied for and approved.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction MANHATTAN BEACH

Reporting Period 01/01/2017 - 12/31/2017

General Comments: