

# Manhattan Beach Housing Element Update

City Council

November 2, 2021



# Overview

**01** Project Overview

**02** Document Organization

**03** Policy Framework

**04** Sites Analysis

**05** Next Steps



# What is a Housing Element?

A set of goals, policies, and actions that address the housing needs of all current and anticipated residents at all income levels over eight-years (2021-2029) required by the State.



# Milestones

- ❖ October 15, 2021 - Draft Housing Element submitted to HCD for review (60 day review period)
- ❖ October 20, 2021 - Draft Housing Element released for public review. Public may submit comments through November 30, 2021.



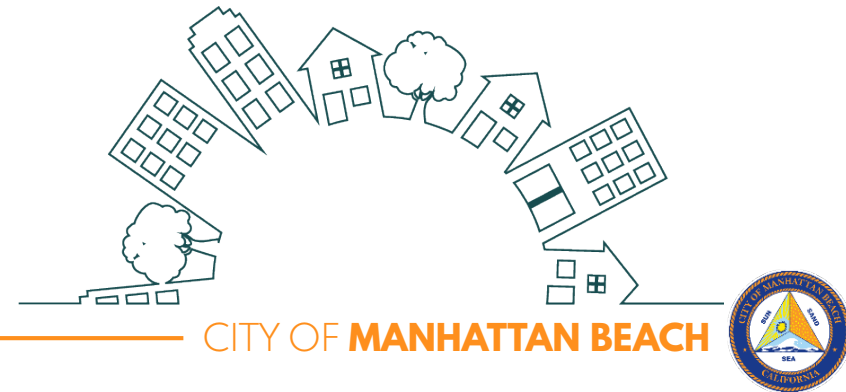
# Document Organization

## Sections

1. Introduction
2. Public Engagement
3. General Plan Consistency
4. Goals and Policies
5. Program Implementation ★

## Appendices

- A. 5<sup>th</sup> Cycle Review
- B. Needs Assessment
- C. Constraints and Zoning Analysis
- D. Fair Housing Analysis
- E. Sites Analysis and Inventory ★
- F. Community Engagement Summary and Results



# Program Implementation



27 PROGRAMS IDENTIFIED

# Program Implementation (cont'd)



27 PROGRAMS IDENTIFIED

# Sites Analysis and Inventory

- Describes City's housing target for 6<sup>th</sup> cycle
- Provides an overview of methodology for identifying underutilized sites
- Explains methodology for realistic development capacity
- Identifies existing capacity for RHNA categories
- Evaluates pipeline development
- Anticipates ADU production
- Summarizes approach utilized for selecting adequate sites



# 6th Cycle RHNA Requirements

**774** Housing  
Units

Income Level	6th Cycle RHNA
Very low	322
Low	465
Moderate	155
Above Moderate	132
Total	774

RHNA = Regional Housing Needs Allocation

# Sites Analysis - State Requirements

- Adequate Lower-Income Unit Zone
- Has an Improvement-to-Land Ratio (IL Ratio) less than or equal to 1
- Building was built before 1970-1990
- Site is greater than or equal to 0.5 acres
- Realistic Capacity at 20 du/acre  
*(Net Units are greater than or equal to 1)*
- Given that more than 50% of our capacity will be from non-vacant land, sites for the lower income capacity will need to be supported with evidence that the existing use is not an impediment (no sites with large chains/essential uses)



# Capacity Analysis

Category	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
RHNA	774	487	155	132
Underutilized Site Capacity (Net New Units)	208	28	161	19
Vacant Site Capacity	0	0	0	0
Pipeline Residential Development Credited Toward RHNA	93	7	0	86
Projected Accessory Dwelling Units	83	50	5	28
<b>Total Capacity (Net New Units)</b>	<b>384</b>	<b>85</b>	<b>166</b>	<b>133</b>
<b>Total Capacity Deficit (-) OR Surplus (+)</b>	<b>—</b>	<b>-402</b>	<b>+11</b>	<b>+1</b>
Additional Capacity to Accommodate Shortfall Through Adequate Sites Program Overlay	402	402 units	—	—
Additional Capacity for Buffer Through Rezoning And Overlay	73	73	—	—



# Required Additional Capacity

	Units	Acreage
Adequate Sites Program Overlay to Address Lower-Income Shortfall	402	20.1
Rezone and Overlay to Address Lower-Income Buffer	73	3.65
<b>Total</b>	<b>475</b>	<b>23.75</b>

+ 15% buffer

# Lower-income Shortfall and Buffer Sites



# Program Requirements

## *Adequate Sites Program (Program #2) Components*

- i. Permit multifamily uses by right for projects in which 20% or more units are affordable for lower-income households.
- ii. Permit the development of at least 16 units per site.
- iii. Permit a minimum of 20 dwelling units per acre.
- iv. If more than 50% of the lower-income sites are zoned to allow mixed-uses, all lower-income sites designated for MU must:
  - a) Allow 100% residential
  - b) Require at least 50% of floor area to be residential (for proposed mixed-use projects)
  - c) Rezone shall occur within 3 years and 120 days from beginning of planning period (10/15/21)



# Next Steps

Task	Date
Stakeholder Meeting	August 31, 2021
Prepare Draft Housing Element	Submitted to HCD 10/15/21
CEQA Analysis – IS/MND	October – December 2021
Planning Commission (PC) Study Session #1	September 15, 2021
City Council Meeting #1	September 21, 2021
Public Draft Review Period	October 20 – November 30, 2021
City Council Meeting #2	TODAY
PC Meeting	December 8, 2021
Public Hearings *Adoption deadline <u>February 12, 2021</u>	PC: January - February 2022 CC: January - February 2022





# Thank you!

Additional questions  
or comments?

Email: Talyn Mirzakhania  
[heupdate2021@manhattanbeach.gov](mailto:heupdate2021@manhattanbeach.gov)