



**CITY OF  
MANHATTAN BEACH**

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June 18, 2021

The Honorable Anthony Rendon  
Speaker of the Assembly  
California State Assembly  
State Capitol, Room 219  
Sacramento, CA 95814

The Honorable Toni Atkins  
President pro Tempore  
California State Senate  
State Capitol, Room 205  
Sacramento, CA 95814

**RE: Request for Extension of Housing Element Submissions**

Dear Speaker Rendon and President pro Tempore Atkins:

On behalf of the City of Manhattan Beach, thank you for your leadership in taking aggressive action to help our State respond to the housing crisis. City of Manhattan Beach is located in Los Angeles County, and we share the State's goal of finding innovative ways to further plan, produce, preserve, and enhance our supply of affordable housing.

While the resources recently provided to cities, counties, and regions are helping with the land-use planning needed to do our part, **we respectfully request a six-month extension of the deadline for Southern California Association of Governments (SCAG) region jurisdictions to submit Housing Element updates, from October 15, 2021 to April 15, 2022.**

The SCAG Regional Housing Needs Allocation (RHNA) plan provides a sustainable vision for housing in Southern California that for the first time includes planning for the existing need of 836,857 units to address overcrowding and unsafe housing conditions in the region's most accessible locations. In addition, the region will plan for 504,970 units to accommodate population growth. To meet this cumulative housing need, the cities in our region are required to plan for a level of housing that would require up-zoning to a degree not contemplated by the restrictive timeframes in current statute. It will also require the time to thoughtfully and meaningfully engage communities to find local solutions and champions who are invested in the hard work of making housing plans a reality.

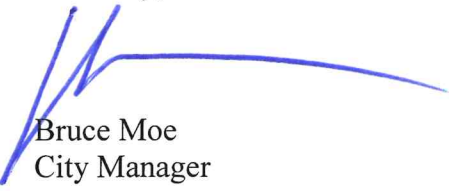
The Honorable Anthony Rendon  
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Page Two

In addition, the 6th Cycle Housing Element updates are subject to several new statutory requirements. One of the new requirements for Housing Element updates enacted by AB 686 (Chapter 958, Statutes of 2018) requires jurisdictions to Affirmatively Further Fair Housing (AFFH). This requirement must be included in SCAG region Housing Elements even though the Department of Housing and Community Development (HCD) has *only recently* issued guidance regarding the expectations for housing element AFFH compliance.

Housing Element updates are time-intensive, costly, and rightly require robust and inclusive community engagement. In addition to providing an inventory and analysis of sites that are available for housing development, housing element updates must also identify the development of programs that eliminate barriers to housing, assist in the development and preservation of low- and moderate-income housing, and address the needs of persons at risk of or experiencing homelessness. Housing Element updates also require updates of other General Plan elements and accompanying environmental review and certifications.

In summary, additional time is essential for the City of Manhattan Beach to complete these important tasks, while producing Housing Element updates that truly address the State's housing crisis. This modest extension provides flexibility to thoughtfully develop a detailed housing element and to find creative solutions to ensure meaningful community engagement across economic sectors. Thank you for your time and consideration of this request. If you have any questions, you can contact me via email at [bmoe@citymb.info](mailto:bmoe@citymb.info) or via phone at (310) 802-5053.

Sincerely,



Bruce Moe  
City Manager