

**Please Start Here**

General Information	
Jurisdiction Name	El Segundo
Reporting Calendar Year	2024
Contact Information	
First Name	Michael
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Title	Community Development Director
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Mailing Address	
Street Address	350 Main Street
City	El SEgundo
Zipcode	90245

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_01\_23\_25

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p><b>Please save your file as Jurisdictionname2024 (no spaces).</b> Example: the city of San Luis Obispo would save their file as SanLuisObispo2024</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none"><li><b>1. Online Annual Progress Reporting System - Please see the link to the online system to the left.</b> This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i></li><li><b>2. Email -</b> If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>. Please send the Excel workbook, not a scanned or PDF copy of the tables.</li></ol>

<b>Jurisdiction</b>	El Segundo	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
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		28
<b>Total Units</b>		<b>28</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	0	5	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	23	4
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>0</b>	<b>28</b>	<b>4</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	27	28
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	43
Number of Proposed Units in All Applications Received:	44
Total Housing Units Approved:	13
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of</b>	<b>Units</b>
Ministerial	43	44
Discretionary	0	0

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	64
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	El Segundo
Reporting Year	2024
Planning Period	6th Cycle

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "\*" indicates an optional field  
Cells in gray 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	Project Type	Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ADU,MH)	Tenure R=Rentor 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	Please select state streamlining provision's application was submitted pursuant to.	Did 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.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below																							
	4139-02-025	1535 E Elm Ave		BLD-24-4	ADU	R	1/4/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4133-028-016	801 BUNGALOW DR. Unit A		BLD-24-7	ADU	R	1/8/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4136-009-004	526 WHITING ST		BLD-24-36	SFD	O	1/21/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4136-009-004	526 WHITING ST		BLD-24-39	ADU	R	1/30/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-033-010	948 CYPRESS ST. Unit A		BLD-24-44	ADU	R	1/31/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4133-012-014	508 E WALNUT AVE		BLD-24-51	ADU	R	2/6/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4135-032-011	400 BUNGALOW DR		BLD-24-67	ADU	R	2/20/24							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4139-019-021	754 CALIFORNIA ST		BLD-24-78	SFD	O	3/5/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4139-022-023	1427 E ELM AVE		BLD-24-83	ADU	R	3/7/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4136-001-022	533 W MARIPOSA AVE		BLD-24-90	ADU	R	3/12/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4133-005-006	527 ARENA ST. Unit 1/2		BLD-24-101	ADU	R	3/19/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4136-022-013	215 VIRGINIA ST		BLD-24-103	ADU	R	3/20/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4133-032-014	1049 E ACACIA AVE		BLD-24-106	ADU	R	3/21/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-005-028	521 W PALM AVE		BLD-24-119	ADU	R	3/31/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4132-021-009	921 EUCALYPTUS DR		BLD-24-132	ADU	R	4/8/24							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4133-005-023	500 EUCALYPTUS DR. Unit A		BLD-24-146	ADU	R	4/16/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4132-005-023	721 BAYONNE ST		BLD-24-177	SFD	O	5/3/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-001-006	469 W ACACIA AVE		BLD-24-186	ADU	R	5/13/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-017-014	1633 E MAPLE AVE		BLD-24-187	ADU	R	5/13/24							2	2			NONE	No	N/A	Pending	Ministerial	
	4133-019-003	538 PENN ST		BLD-24-230	ADU	R	6/18/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4133-002-029	921 LOMA VISTA ST		BLD-24-246	ADU	R	6/28/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4136-020-010	322 LOMA VISTA ST		BLD-24-248	ADU	R	7/2/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-019-021	754 CALIFORNIA ST		BLD-24-252	ADU	R	7/2/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4139-016-037	1424 E SYCAMORE AVE		BLD-24-254	SFD	O	7/4/24							1				NONE	No	N/A	Pending	Ministerial	
	4139-016-037	1424 E SYCAMORE AVE. Unit A		BLD-24-255	ADU	R	7/8/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4133-016-070	680 W PALM AVE		BLD-24-292	ADU	R	7/30/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4133-004-002	622 EUCALYPTUS DR		BLD-24-302	ADU	R	8/12/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4133-003-020	649 W SYCAMORE AVE		BLD-24-304	SFD	O	8/15/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4136-002-006	418 W PALM AVE. Unit A		BLD-24-308	ADU	R	8/21/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4135-011-020	231 SHELTON ST		BLD-24-310	ADU	R	8/22/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-026-001	1204 E MARIPOSA AVE		BLD-24-316	SFD	O	8/28/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-015-015	126 W WALNUT AVE		BLD-24-327	ADU	R	8/29/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-002-042	501 W WALNUT AVE		BLD-24-347	ADU	R	9/17/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4132-011-012	125 W OAK AVE		BLD-24-376	ADU	R	10/4/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4136-010-002	538 LOMA VISTA ST		BLD-24-389	ADU	R	10/14/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-019-023	925 PEPPER ST. Unit A		BLD-24-413	ADU	R	10/24/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-021-021	217 E WALNUT AVE		BLD-24-420	ADU	R	10/31/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-018-010	1620 E MAPLE AVE. UNIT 24		BLD-24-435	ADU	R	11/12/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-018-010	1620 E MAPLE AVE. UNIT 25		BLD-24-452	ADU	R	11/21/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-018-010	1620 E MAPLE AVE. UNIT 26		BLD-24-454	ADU	R	11/23/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-018-010	1620 E MAPLE AVE. UNIT 27		BLD-24-456	ADU	R	11/26/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-018-010	1620 E MAPLE AVE. UNIT 28		BLD-24-457	ADU	R	11/26/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4131-011-011	311 LOMA VISTA ST		BLD-24-464	ADU	R	11/28/24							1	1			NONE	No	N/A	Pending	Ministerial	



**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7							8	9
Current APN	Street Address	Project Name <sup>+</sup>	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	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	0	0	0	0	28		28
4133-012-019	507 E SYCAMORE AVE, Unit A								1		1
4133-008-011	628 SHELDON ST								1	2/1/2024 2/26/2024	1
4133-028-016	801 BUNGALOW DR, Unit A								1	3/6/2024	1
4132-016-033	203 W WALNUT AVE								1	3/25/2024	1
4133-010-009	523 E OAK AVE								1	4/3/2024	1
4133-010-009	523 E OAK AVE, Unit A								1	4/3/2024	1
4133-005-006	527 ARENA ST, Unit 1/2								1	4/16/2024	1
4132-033-010	948 CYPRESS ST, Unit A								1	4/22/2024	1
4133-009-012	510 E PALM AVE								1	4/24/2024	1
4133-005-023	500 EUCALYPTUS DR, Unit A								1	5/6/2024	1
4132-003-029	840 LOMA VISTA ST, Unit A								1	5/9/2024	1
4139-018-020	719 INDIANA CT								2	5/17/2024	2
4135-004-016	417 STANDARD ST								1	6/18/2024	1
4135-004-016	415 STANDARD ST								1	6/18/2024	1
4139-019-021	754 CALIFORNIA ST								1	7/18/2024	1
4139-019-021	754 CALIFORNIA ST, Unit A								1	7/23/2024	1
4139-019-006	1506 E MAPLE AVE, Unit A								1	8/5/2024	1
4139-019-006	1506 E. MAPLE AVE								1	8/5/2024	1
4136-001-022	533 W MARIPOSA AVE								1	8/6/2024	1
4132-005-028	521 W PALM AVE								1	8/19/2024	1
4133-019-003	538 PENN ST								1	9/5/2024	1
4139-022-025	1535 E ELM AVE								1	10/4/2024	1









Jurisdiction	El Segundo	
Reporting Year	2024	(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	Projection Period	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	189	-	-	-	-	-	-	-	-	-	-	-	189
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	88	-	-	-	-	-	-	-	-	-	-	-	88
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	84	-	-	-	-	-	-	-	-	-	-	-	84
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		131	5	1	30	22	28	-	-	-	-	-	86	45
Total RHNA		492												
Total Units			5	1	30	22	28	-	-	-	-	-	86	406
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
Extremely low-Income Need													Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		95		-	-	-	-	-	-	-	-	-	-	95

\*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.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted



**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
1. Residential Sound Insulation (RSI)	Beginning in 2023 and annually thereafter, coordinate with LAWA to assist in outreaching to eligible owners in El Segundo. Assist 200 households annually.	Annually	In Q4 2023, the City closely coordinated with LAWA in the outreach process to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began treating homes and the City processed 95 permit applications.
2. Code Compliance Inspection Program	Continue to conduct inspections on a complaint basis through the City's Community Development Department and Neighborhood Preservation Officer	Ongoing	In 2024, the Neighborhood Preservation Officer conducted inspections at 228 residential properties in response to complaints. The typical complaints included illegal construction, noise, overgrown vegetation, housing concerns, and other zoning violations.
3. Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction by the end of 2023, with the goal of achieving 120 ADUs in eight years. Incentives include pre-approved plans and creating an ADU calculator to estimate costs of development in El Segundo. The City is also participating in a REAP-funded project administered by the South Bay Council of Governments to accelerate ADU production.	By the end of 2023	REAP. In progress: The City of El Segundo is participating in a South Bay Cities COG, Regional Early Action Planning grant-funded, project to accelerate ADU production. The SBCCOG is engaged in a multifaceted research and planning project that includes mapping, economic analysis, policy assessment, infrastructure impacts, surveys of applicants and tenants, best practices, and forecasting of ADU development in the South Bay. An RFP for this project can be found at <a href="https://southbaycities.org">https://southbaycities.org</a> TOOLS. Completed: In Q4 2023, the City completed and posted an ADU handout on the City's Housing Division webpage. The handout includes ADU development standards and an application submittal checklist. INCENTIVES. Completed: The City developed (in Q4 2024) and launched a pre-approved plans program (in Q1 2025). As architects submit plans for pre-approval and the City pre-approves them, they will be posted on the City website. In addition, the City developed its own ADU calculator to assist property owners and developers estimate the costs of developing ADUs. Information on the pre-approved ADU program and the ADU fee calculator can be found on the City's Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>
Accessory Dwelling Units (ADU)	In 2022, update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).	By the end of 2022	Completed. In Q2 of 2023, the City posted ADU-related information and resources on the City's Housing Division webpage. The ADU information can be found at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources">https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources</a> The information on this webpage will be reviewed on an ongoing basis and updated as needed.
Accessory Dwelling Units (ADU)	Beginning in 2022 and annually thereafter, pursue available funding to facilitate ADU construction, including affordable ADUs.	IN 2022 AND ANNUALLY	In progress. In 2023, the City investigated and posted information on its Housing Division webpage regarding funding opportunities through HCD and CalHFA. In 2024, the City promoted this information through its community outreach efforts. In addition, the City also participates in the REAP funded, SBCCOG project to accelerate ADU production, as mentioned above.
Accessory Dwelling Units (ADU)	Monitor ADU construction trends in 2024 to determine if adjustments to incentives and tools are necessary to meet the City's projected goal. Make necessary adjustments to incentives and tools within six months.	IN 2024 AND ADJUST INCENTIVES WITHIN SIX MONTHS	Completed. The City maintains a database (ADU log) that tracks: - Number of ADUs applied, permitted, and completed each year - Property address and APN - Permit numbers - Applicant Name - Description (attached/detached, one/two story) - Size In Q4 2024, the City evaluated its incentives for ADU construction and determined that no adjustments were necessary, because the ADU construction activity exceeded the Housing Element projections. The City will annually evaluate and, if necessary, adjust its incentives for ADU construction
4. Inclusionary Housing Ordinance and Affordable Housing Strategy	Pending on the outcomes and recommendations of the feasibility study, establish the Inclusionary Housing program by 2025.	By the end of 2024	Completed. The feasibility study concluded that an inclusionary housing ordinance was not feasible at current densities in the Multiple-Family Residential (R-3) zone. On March 1, 2022, City Council directed staff to study the appropriate densities that would facilitate redevelopment in the City's R-3 zone while considering SB 330 (Housing Crisis Act). The results of this additional feasibility study are reflected in the densities proposed for the Housing and Mixed-Use Overlays, which were implemented in May 2024 (See program 6)
Inclusionary Housing Ordinance and Affordable Housing Strategy	Adopt Final Affordable Housing Strategic Plan by summer 2023 and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	By summer 2023	Adoption Completed. On March 24, 2022, the City's affordable housing services consultant presented a draft Affordable Housing Strategy at a Planning Commission study session. On June 23, 2022, the City's affordable housing services consultant presented the draft Affordable Housing Strategy at a City Council meeting. On December 19, 2023, the City Council adopted the Affordable Housing Strategy and established implementation priorities. Implementation Ongoing. On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG, and on January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. Implementation of the Affordable Housing Strategic Plan will be ongoing throughout the Housing Element planning period. The adopted Affordable Housing Strategy can be found on the City's Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing">https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing</a>
Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish written procedures to streamline affordable housing pursuant to SB 35 by the end of 2022.	By the end of 2022	In progress. In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form and written application procedures. The pre-application form and related procedures will be finalized and posted on its website in Q2 2025.

Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	Ongoing	<p>On March 7, 2023, the City Council adopted three ordinances to establish regulations for: a) State Density Bonus applications, Transitional and Supportive Housing, and Micro-Units. These ordinances include incentives for the provision of affordable housing.</p> <p>On May 7, 2024, the City Council adopted an ordinance (No. 1657 amending the municipal code for the following purposes:</p> <ol style="list-style-type: none"> <li>1. Updated the City's subdivision regulations to allow ministerial approval of residential 10-lot subdivisions</li> <li>2. Increased the maximum permitted density of the Multiple-Family Residential (R-3) zone to 30 dwelling units per acre</li> <li>3. Established objective development standards for high density housing developments the new Housing and Mixed-Use Overlay zones (see program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011.</li> <li>4. Amended the Site Plan Review Findings of approval to streamline the development review process and provide more certainty of the outcome.</li> </ol>
5. Urban Lot Split	By summer 2023, develop checklist for SB 9 application.	By summer 2023	<p>In progress. On March 1, 2022, the City Council adopted Ordinance 1633 establishing standards for urban lot splits.</p> <p>In March 2022, the City completed a handout visually describing the new development standards for urban lot splits in Ordinance 1633.</p> <p>In Q2 2023, the City posted a development standards handout on the City website and is in the process of developing an application checklist that will be posted on the website in Q2 2025.</p> <p>In Q4 2024, the City initiated a municipal code amendment to update the its SB 9 (two-unit residential and urban lot split) regulations to ensure consistency with SB 450, which was signed into law in September 2024.</p> <p>In December 2024, the City's Planning Commission conducted a study session a provided direction to staff for amendments to the City's SB 9 regulations.</p> <p>In Q2 2025, the City anticipated to adopt an ordinance amending the municipal code SB 9 regulations to bring them into compliance with SB 450. The SB 9/SB 450 application checklist (currently in development) will be updated in the same timeframe in Q2 2025.</p>
6. Provision of Adequate Sites	By October 15, 2022, rezone adequate sites to accommodate the 29-unit RHNA shortfall carry over from the 5th cycle Housing Element. Approval of a rezone in April 2022 to accommodate the Pacific Coast Commons project results in the provision of 263 units, including 32 lower income units (29 low income and 3 very low income).	By October 15, 2022	<p>Completed. On March 15, 2022, the City Council adopted Resolution 5319 and on April 19, 2022, it adopted Ordinance 1635 approving a Zone Change, General Plan Amendment, Subdivision, and Site Plan Review to create the Pacific Coast Commons Specific Plan (PCCSP) and approve the development of 263 residential units. The 263 units include 6 market-rate condominiums, 225 market-rate apartments, 29 low income apartments, and 3 very low income apartments. The City anticipates construction to begin at the earliest in Q3 of 2025.</p>
Provision of Adequate Sites	By summer 2023, rezone adequate sites as Mixed Use Overlay and Housing Overlay for the 6th cycle RHNA shortfall of 279 units (184 very low income, 18 low income, and 77 moderate income units).	By summer 2023	<p>Completed. In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.</p>
Provision of Adequate Sites	By Summer 2023, develop objective design standards for residential development consistent with SB 330 in conjunction with the establishment of Mixed Use Overlay and Housing Overlay.	By summer 2023	<p>Completed. In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.</p> <p>In addition, the new overlay zones establish objective development standards for high density housing developments consistent with SB 330 that will also serve as objective development standards for SB 35 and AB 2011 housing developments.</p>
Provision of Adequate Sites	By October 15, 2023, amend the ESMC to provide by right approval of projects on rezoned sites for lower income RHNA if the project provides 20 percent of the units as affordable housing for lower income households.	By October 2023	<p>Completed. In May 2024, the City Council adopted Ordinance No. 1657 to establish the Mixed Use and Housing Overlays identified in Program 6 of the Housing Element. The Ordinance incorporated a provision of by-right approval of projects on the rezoned sites if the projects provide 20 percent of the units as affordable housing for lower income households.</p>
Provision of Adequate Sites	By October 15, 2024, update Downtown Specific Plan and Smoky Hollow Specific Plan to increase housing capacity by 300 units.	By October 15, 2024	<p>Downtown Specific Plan Update. Completed. In May 2024, the City Council adopted Resolution No. 5477 and Ordinance 1661 establishing the updated Downtown Specific Plan. The permitted density in the new Specific Plan and the adopted Environmental Impact Report (EIR) projected an additional housing capacity in the Specific Plan area of 300 units.</p> <p>Smoky Hollow Specific Plan. In progress. In 2024, the City halted its plans to update the Smoky Hollow Specific Plan. Instead, the City has initiated an effort to comprehensively update the General Plan Land Use Element. The scope of the Land Use Element update includes, among other goals, studying and implementing limited live/work or mixed-use housing development opportunities in the Smoky Hollow area. In Q3 and Q4 2024, the City released and RfP and conducted interviews of planning consulting firms that will assist the City complete the Land Use Element update. The selection of a planning firm is scheduled in February 2025 and the update will initiate by Q2 2025. The City anticipates completing the Land Use Element update in Q1 2027.</p>
7. Monitoring of No Net Loss (SB 166)	By October 15, 2022, develop a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary	By October 15, 2022	<p>Completed. In Q2 2023, the City developed a database to track and update its Sites Inventory capacity.</p>
Monitoring of No Net Loss (SB 166)	Continue to perform project-by-project evaluation to determine if adequate capacity remains for the remaining RHNA.	Ongoing	<p>In progress. No activity to report in 2023 and 2024.</p>
8. Lot Consolidation	Continue to facilitate the redevelopment of underutilized sites by annually contacting the development community through various outreach methods, such as promoting opportunities and incentives on the City's website, meeting with developers, and participating in local forums (City forums, Chamber of Commerce, or local real estate brokers' events).	Annually/ongoing	<p>In progress. In spring 2022, as part of the Housing Element Update outreach efforts, the City conducted two series of stakeholder interviews, including property owners, real estate professionals, the Chamber of Commerce, and developers to obtain their input and discuss potential redevelopment sites.</p> <p>On October 10, 2024, the City conducted its annual community meeting where staff presented information regarding its Housing Element Sites Inventory, amendments to the Municipal Code that facilitate redevelopment of underutilized sites, regulations and incentives for construction of Accessory Dwelling Units, SB 9 Single-family Lot Splits, and resources available on the City's Housing Division and Planning Division webpages. The community meeting was advertized in the local newspaper, in social media and city website postings, email bulletins sent to over 1000 Housing Element subscribers, including developers and real estate brokers, and flyers handed out at the City's weekly farmers market.</p> <p>In addition to its annual community meeting, in 2024, the City also conducted four pop-up events (held on a quarterly basis) where staff promoted its Housing Division webpage and Housing Element webpage, including various housing regulations and incentives.</p>

Lot Consolidation	By October 15, 2024, develop strategies to encourage the development and consolidation of small lots, specifically for affordable housing.	By October 15, 2024	Completed. In 2024, the City adopted Ordinance No. 1657, which amended the maximum permitted density in the City's Multiple-Family Residential (R-3) zone to increase the maximum density to 30 dwelling units per acre. Previously the R-3 zone permitted a lower maximum density for lots greater than 15,000 square feet than lots 15,000 square feet or smaller. As a result, the adoption of Ordinance No. 1657 removed a significant disincentive for lot consolidation. Ongoing. In 2025, the City will continue to develop strategies to encourage consolidation of small lots.
9. El Segundo Municipal Code (ESMC) Amendments	Density Bonus	By the end of 2023	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a density bonus ordinance. On April 28, 2022, the City held a study session with the Planning Commission on the subject. On June 23, 2022, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of a density bonus ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1645.
El Segundo Municipal Code (ESMC) Amendments	Transitional and Supportive Housing	By the end of 2023	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a transitional and supportive housing ordinance. On April 28, 2022, the City held a study session with the Planning Commission on the subject. On June 23, 2022, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of a transitional and supportive housing ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1646.
El Segundo Municipal Code (ESMC) Amendments	Single Room Occupancy (SRO) or Micro-Unit Housing	By the end of 2023	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a micro-unit ordinance. On April 28, 2022, the Planning Commission held a study session on the subject. On June 23, 2022, the Planning Commission held a second study session on the subject. The Planning Commission formed a subcommittee that worked with staff in Q3 and Q4 2022 to develop an ordinance. On January 12, 2023, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of the ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1647.
El Segundo Municipal Code (ESMC) Amendments	Residential Care Facilities for Seven or More	By the end of 2023	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit Residential Care Facilities in the City's residential zones.
El Segundo Municipal Code (ESMC) Amendments	Emergency Shelters	By the end of 2023	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 updating the emergency shelter standards to make them objective and consistent with State Law.
El Segundo Municipal Code (ESMC) Amendments	Low Barrier Navigation Center (LBNC)	By the end of 2023	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit Low-barrier navigation centers in the City's Light Manufacturing (M-1) zone and establish development and operational standards for them.
El Segundo Municipal Code (ESMC) Amendments	Employee Housing	By the end of 2023	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit employee housing in the City's residential zones.
El Segundo Municipal Code (ESMC) Amendments	Reasonable Accommodation	By the end of 2023	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to establish application requirements and procedures for Reasonable Accommodations requests for Individuals with Disabilities
El Segundo Municipal Code (ESMC) Amendments	R-3 Zone	By the end of 2023	Completed. In May 2024, the City adopted Ordinance No. 1657, which amended the maximum permitted density in the Multiple-Family Residential (R-3) zone to 30 dwelling units per acre.
El Segundo Municipal Code (ESMC) Amendments	Parking Requirements	By the end of 2023	In progress. In May 2024, the City adopted Ordinance No. 1657 establishing the Mixed-Use and Housing Overlays and corresponding objective development standards. The development standards include reduced parking requirements for residential uses in the Overlay districts. In addition to the Overlay rezoning, the City is working on updating the parking requirements for multiple-family residential uses in the City's Multi-Family Residential zone and other zones citywide. In August 2024, the City's Planning Commission held a study session during which it gave staff direction on adopting a parking requirement with a sliding scale based on the number of bedrooms per unit. City staff has drafted an ordinance at the end of 2024, which is scheduled for a Planning Commission public hearing in February 2025. Adoption of the Ordinance is anticipated in Q1 of 2025.
El Segundo Municipal Code (ESMC) Amendments	Senior Housing	By the end of 2023	Completed. On December 19, 2023, the City adopted Ordinance No. 1654 to permit senior housing facilities by-right in the City's Multi-family residential (R-3) zone.
El Segundo Municipal Code (ESMC) Amendments	Findings for Site Plan Review	By the end of 2023	Completed. In May 2024, the City adopted Ordinance No. 1657 to amend the findings of approval for Site Plan Review applications. The adopted findings are intended to be more objective and ensure more certainty in the outcome of Site Plan Review applications.
10. Community Outreach	Conduct annual consultation meetings with the Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	Annually	On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 23, 2024, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. The above events were advertised in the local newspaper, in social media and city website postings, and in targeted email bulletins to Housing Element update subscribers. In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.
Community Outreach	Conduct a community outreach program	Annually with APR	In 2024, the City held several events and gave presentations to the community as part of its outreach program, including: - On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. - On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. - On October 23, 2024, City staff gave a presentation to the Senior Housing Corporation Board and received input from the Board and members of the public in attendance. - In 2024, the City held four quarterly City Hall pop-up events/block parties in residential neighborhoods. At the events, City staff presented information and answered questions regarding the Community Development Department services, residential development trends, and the Housing Element implementation status. These events are held quarterly in different City neighborhoods to reach as many residents and population groups as possible. - On October 10, 2024, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation.

11. Fair Housing Program State and Federal Laws	Use local annual CDBG funds to separately contract with a fair housing service provider to conduct outreach and education locally. This service will be additional to the City's participation in the Los Angeles Urban County program.	Beginning FY 2023/24 and annually thereafter	In November 2023, the City reached out to the Los Angeles County Development Authority and the Housing Rights Center regarding the potential of conducting fair housing-related outreach and education locally. The City's CDBG fund allocation has been committed for the years 2022-2023 and 2023-2024 for other programs and services. However, in 2025, the City will consider either utilizing outreach services through the Los Angeles Urban County program or using non-CDBG funding to engage in fair housing outreach and education locally.
Fair Housing Program AFFH: Regional Efforts	Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market.	Annually	In 2024, the City participated in the Los Angeles County Development Authority (LACDA) Los Angeles Urban County program and the Housing Rights Center which provides fair housing services in the County and the City of El Segundo.
Fair Housing Program AFFH: Regional Efforts	Participate in the update of the five-year update of the Regional Analysis of Impediments (AI) to Fair Housing Choice. The last regional AI was adopted in 2018.	2023	In 2023, staff participated in the Los Angeles County Development Authority annual community survey for the Annual Action Plan. In 2024, City staff posted links on the City Housing webpage and promoted the LACDA annual survey in its outreach efforts to increase community participation in future Annual Surveys.
Fair Housing Program AFFH: Interest List	Develop interest list for update on fair housing and affordable housing projects and contact interest list with updates.	By the end of 2022	Completed in Q2 2023. The City updated its Housing Division webpage to allow the public to sign up for a variety of housing related updates. <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>
Fair Housing Program Fair Housing Outreach	Update City website with affordable housing projects and resources	Semi-annually	In progress. In 2022, the City approved entitlements for a mixed-use commercial/residential project (Pacific Coast Commons) that includes 231 market-rate and 32 affordable residential units. The project description was posted on the City website on its 'active projects' webpage. <a href="https://www.elsegundo.org/government/departments/community-development/planning-division/active-projects">https://www.elsegundo.org/government/departments/community-development/planning-division/active-projects</a> In Q2 2023, the City updated its Housing Division webpage to include affordable housing resources. In 2024, the City continued to update its Housing Division webpage to include affordable housing resources, including information on ADU construction, SB 9 regulations, and affordable housing projects. In 2024, the City received a new development application for a commercial/residential mixed-use project on one of the housing Element inventory sites within the new Mixed-Use Overlay zone. The project includes 75 market-rate units and 4 affordable units. The project description for this project was also posted on the City website on its Housing Division and its 'active projects' webpages.
Fair Housing Program Fair Housing Outreach	Include fair housing information on the City's website, including up-to-date fair housing laws, services, and information on filing discrimination complaints.	By January 2023	Completed. In Q2 2023, the City updated its Housing Division webpage to include affordable housing projects and resources, as well as fair housing information. <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>
Fair Housing Program Fair Housing Outreach	Utilize non-traditional media (i.e., social media, City website) in outreach and education efforts in addition to print media and notices.	2021-2029	Ongoing. In 2021 and 2022, in conjunction with the Housing Element Update process, the City conducted an extensive community outreach program. The City conducted community meetings virtually and in-person and gave a presentation to the local Rotary Club. In addition, the City used a dedicated website, social media postings, thousands of emails, directed mailings, and public notices in the local newspaper. In 2024, the City utilized social media and City website postings, ads in the local weekly newspaper, to promote housing related events and to disseminate fair housing related information. Notably, the City utilized its local TV and YouTube Channel to broadcast the annual community meeting held on October 10, 2024. In addition, in 2024, the City held four quarterly City Hall pop-up events/block parties in residential neighborhoods. At the events, City staff presented information and answered questions regarding the Community Development Department services, residential development trends, and the Housing Element implementation status. These events are held quarterly in different City neighborhoods to reach as many residents and population groups as possible.
Fair Housing Program Fair Housing Outreach	Continue advertising and providing programs related to fair housing including the Home Delivered Meals program, Senior In-Home Care program, and Juvenile Diversion program.	2021-2029	In 2024, the City of El Segundo implemented three public service projects, each designed to assist service recipients with improving individual well-being and maintaining independence. The public service projects are Senior In-Home Care, Home Delivered Meals, and Juvenile Diversion. Each public service project has been in operation for twenty years or more. These projects will continue in 2025. Information, referral and outreach for these three projects is mostly accomplished through word-of-mouth or by direct contact with the service provider. Each public service project is described briefly below. 1. Senior In-Home Care provides in-home services to El Segundo elderly and severely handicapped shut-ins. Services are rendered through a qualified home health care agency on an as-needed basis. Approximately 25 eligible clients receive a total of 500 in-home visits annually. 2. Juvenile Diversion offers counseling and referral assistance to children and adolescents considered to be "at risk" for physical and/or emotional abuse. The City contracts with the South Bay Children's Health Center, a private non-profit organization that offers trained counselors to assist both the juvenile and the family. Approximately 350 hours of counseling services are provided annually to approximately 40 eligible El Segundo youth and their families. 3. Home Delivered Meals provides nourishing, balanced at-home meal service to residents who are senior citizens, severely handicapped persons, or convalescent shut-ins. The City contracts with St. Vincent's Meals on Wheels, a non-profit service organization that prepares the meals for the program recipients. Home Delivered Meals allows service recipients to continue to reside in their homes without food insecurity. The program's clients receive one hot meal Monday-Friday and a frozen meal for Saturdays. Approximately 5,000 to 6,000 meals are delivered annually.
Program 4: Affordable Housing Strategy	Conduct community outreach with an emphasis on outreaching to special needs populations and households impacted by disproportionate needs in the northern and eastern areas of the City.	By end of 2023	Completed and Ongoing. On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 23, 2024, City staff gave a presentation to the Senior Housing Corporation Board and received input from the Board and members of the public in attendance. In 2024, the City held four quarterly City Hall pop-up events/block parties in residential neighborhoods. At the events, City staff presented information and answered questions regarding the Community Development Department services, residential development trends, and the Housing Element implementation status. These events are held quarterly in different City neighborhoods to reach as many residents and population groups as possible. - On October 10, 2024, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. Outreach for these event is done primarily through distributing physical flyers to residents in the surrounding neighborhood. In addition, the event is advertised in the City's monthly electronic newsletter that is sent to 720 subscribers.

Program 10: Community Outreach	Conduct consultation meetings with the City's new Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	Annually beginning 2023	Completed. In 2024, the City held several events and gave presentations to the community as part of its outreach program, including: On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 23, 2024, City staff gave a presentation to the Senior Housing Corporation Board and received input from the Board and members of the public in attendance. The El Segundo Rotary Club is a nonprofit service volunteer organization that focuses on fundraising for education and youth clubs, such as the Boy Scouts, Mychal's Learning Center, POTATOES Robotics Club, ESHS Interact Club, and provides financial assistance, mentonship, and other resources.
Program 10: Community Outreach	Conduct community outreach as part of the Annual Progress Report process.	Annually beginning 2023	In 2024, the City held several events and gave presentations to the community as part of its outreach program, including: On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 23, 2024, City staff gave a presentation to the Senior Housing Corporation Board and received input from the Board and members of the public in attendance. In addition, in 2024, the City held four quarterly City Hall pop-up events/block parties in residential neighborhoods. At the events, City staff presented information and answered questions regarding the Community Development Department services, residential development trends, and the Housing Element implementation status. These events are held quarterly in different City neighborhoods to reach as many residents and population groups as possible. All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input n the City's Annual Housing Element Progress Report. Furthermore, in 2024, City staff presented its draft Annual Progress Report to both the Planning Commission and City Council at public meetings prior to submitting it to HCD.
Program 3: Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction.	By end of 2023	In progress. In Q4 2023, the City developed and posted an ADU handout on its Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a> The handout includes ADU development standards and an application submittal checklist. In Q4 2024, the City developed an online ADU fee calculator to assist property owners and developers interested in building ADUs to estimate the potential City fees involved in ADU construction. In Q4 2024, the City contacted local architects and design professionals to invite them to participate in the City's upcoming pre-approved ADU plan program. The City also began building a webpage for its pre-approved ADU plan program. The program is anticipated to be launched in Q1 2025.
Program 3: Accessory Dwelling Units (ADU)	Update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).	In 2022	Completed and Ongoing. In Q2 2023, the City posted ADU information on its Housing Division webpage, including links to City's zoning map, ADU zoning regulations, and CalHFA's grant program. In 2025 and going forward, the City will periodically review its available funding opportunities and updates its website ADU resources.
Program 3: Accessory Dwelling Units (ADU)	Pursue available funding to facilitate ADU construction, including affordable ADUs.	IN 2022 AND ANNUALLY	Ongoing. In 2023 and 2024, the City investigated funding opportunities through HCD and CalHFA and posted links regarding these grant opportunities on its Housing Division webpage. In 2025, the City will continue to investigate and pursue funding opportunities through HCD and CalHFA and promoting those oppportunities in the community through its public outreach efforts.
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	2021-2029	On March 7, 2023, the City Council adopted three ordinances to establish regulations for: a) State Density Bonus applications, Transitional and Supportive Housing, and Micro-Units. These ordinances include incentives for the provision of affordable housing. In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective stnadards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form (using the HCD's template) and written application procedures. The pre-application form and related procedures will be finalized and posted on its website in Q2 2025.
Program 5: Urban Lot Split	Develop checklist to implement SB 9 (Urban Lot Split) through an administrative process.	Develop checklist by summer 2023	In progress. On March 1, 2022, the City Council adopted Ordinance 1633 establishing a standards for urban lot splits. In March 2022, the City Council completed a handout visually describing the urban lot split development standards in Ordinance 1633. In Q2 2023, the City developed a handout explaining the the urban lot split development standards and posted it along with other resources on the City's Housing Division webpage. In Q4 2024, the City initiated a municipal code amendment to update the its SB 9 (two-unit residential and urban lot split) regulations to ensure consistency with SB 450, which was signed into law in September 2024. In December 2024, the City's Planning Commission conducted a study session and provided direction to staff for amendments to the City's SB 9 regulations. In Q2 2025, the City is anticipated to adopt an ordinance amending the municipal code SB 9 regulations to bring them into compliance with SB 450. The SB 9/SB 450 application checklist (currently in development) will be updated in the same timeframe in Q2 2025.
Program 6: Provision of Adequate Sites	Rezone adequate sites to accommodate the 29-unit RHNA shortfall carry over from the 5th cycle Housing Element.	By October 15, 2022	Completed. On March 15, 2022, the City Council adopted Resolution 5319 and on April 19, 2022, it adopted Ordinance 1635 approving a Zone Change, General Plan Amendment, Subdivision, and Site Plan Review to create the Pacific Coast Commons Specific Plan (PCCSP) and approve the development of 263 residential units. The 263 units include 6 market-rate condominiums, 225 market-rate apartments, 29 low income apartments, and 3 very low income apartments. The City anticipates construction to begin at the earliest in Q4 of 2025.
Program 6: Provision of Adequate Sites	Rezone adequate sites for the 6th cycle RHNA shortfall.	By October 15, 2024	Completed. In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.

Program 6: Provision of Adequate Sites	Incorporate additional housing opportunities in the Downtown Specific Plan and Smoky Hollow Specific Plan updates.	By October 15, 2024	<p>Downtown Specific Plan Update. Completed. In May 2024, the City Council adopted Resolution No. 5477 and Ordinance 1661 establishing the updated Downtown Specific Plan. The permitted density in the new Specific Plan and the adopted Environmental Impact Report (EIR) projected an additional housing capacity in the Specific Plan area of 300 units.</p> <p>Smoky Hollow Specific Plan. In progress. In 2024, the City halted its plans to update the Smoky Hollow Specific Plan. Instead, the City has initiated an effort to comprehensively update the General Plan Land Use Element. The scope of the Land Use Element update includes, among other goals, studying and implementing limited live/work or mixed-use housing development opportunities in the Smoky Hollow area. In Q3 and Q4 2024, the City released and RfP and conducted interviews of planning consulting firms that will assist the City complete the Land Use Element update. The selection of a planning firm is scheduled in February 2025 and the update will initiate by Q2 2025. The City anticipates completing the Land Use Element update in Q1 2027.</p>
AFFH: Public Improvements in Areas with Housing Element Sites	Prioritize the City's annual budget of approximately \$200,000 on sidewalk repairs and pedestrian ramp improvements for locations in the Housing Element sites inventory.	Annual budget process	In 2024, the City prioritized sidewalk repairs and pedestrian ramp improvements for locations in the northwest quadrant of the City which contains 100 percent of the Housing Element sites inventory. The City budgeted \$250,000 in FY2024-2025 on these types of improvements and as of January 1, 2025 (mid-year) has expended \$175,000.
Program 1: Residential Sound Insulation	Coordinate with LAWA to assist in outreach to owners eligible for the Residential Sound Insulation Program (RSI).	In 2023 and annually thereafter	In Q4 2023, the City closely coordinated with LAWA in the outreach process to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began treating homes and the City processed 95 permit applications.
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Engage in dialogues with affordable housing providers to learn if there are actions the City can take to support their continued operation.	2021-2029	<p>In progress. On March 24, 2022, the City's affordable housing services consultant presented a draft Affordable Housing Strategy at a Planning Commission study session.</p> <p>On June 23, 2022, the City's affordable housing services consultant presented the draft Affordable Housing Strategy at a City Council meeting.</p> <p>On December 19, 2023, the City Council adopted a revised Affordable Housing Strategy. The Affordable Housing Strategy contains actions and priorities for facilitating affordable housing construction that were developed in conjunction with the City's affordable housing services consultant, which is also an affordable housing developer/provider.</p> <p>On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy.</p> <p>On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process.</p> <p>In Q4 2024, the City had three working meetings with RSG, and on January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation.</p> <p>As part of the ongoing implementation of the Affordable Housing Strategy, the City will engage with affordable housing consultants and providers.</p>
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish the Inclusionary Housing program.	By 2025	<p>Completed alternative program. On March 1, 2022, staff presented the results of a feasibility study to the City Council. The study showed that an inclusionary housing ordinance would not feasibly increase affordable housing production while meeting SB 330 requirements to preserve existing affordable units. The Council directed staff to instead study the feasibility of implementing a high-density residential overlay in the City's R-3 Multiple-Family Residential zone. That study concluded that a high-density housing overlay would be more feasible in increasing the construction of affordable housing. Program 6 of the Housing Element includes a rezoning effort to establish two high-density residential overlays: the Housing Overlay and the Mixed-Use Overlay.</p> <p>In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6. Since the adoption of the new overlays, the City received a development application for a 79-unit mixed-use project, including affordable units. The City has also received a lot of inquiries for development on other Overlay sites.</p>
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Adopt Final Affordable Housing Strategic Plan and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	By Summer 2023	<p>Adoption completed.</p> <p>On December 19, 2023, the City Council adopted a revised Affordable Housing Strategy. The Affordable Housing Strategy contains actions and priorities for facilitating affordable housing construction that were developed in conjunction with an affordable housing services consultant (Many Mansions), which was also an affordable housing developer/provider.</p> <p>Implementation ongoing.</p> <p>On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy.</p> <p>On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process.</p> <p>In Q4 2024, the City had three working meetings with RSG, and on January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation.</p>
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish written procedures to streamline affordable housing pursuant to SB 35.	By end of 2022	<p>In progress. In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011.</p> <p>In addition, in 2024, the City developed a draft SB 35 pre-application form and written application procedures. The pre-application form and related procedures will be finalized and posted on its website in Q2 2025.</p>
Program 9: El Segundo Municipal Code Amendments	Amend the Zoning Code to comply with State laws related to low barrier navigation centers, emergency shelters, transitional housing, supportive housing, employee housing, reasonable accommodation, and residential care facilities.	By end of 2023	<p>Completed. On December 19, 2023, the City adopted Ordinance No. 1654 to:</p> <ul style="list-style-type: none"> <li>- permit Residential Care Facilities in the City's residential zones.</li> <li>- update the emergency shelter standards to make them objective and consistent with State Law.</li> <li>- permit Low-barrier navigation centers in the City's Light Manufacturing (M-1) zone and establish development and operational standards for them.</li> <li>- permit employee housing in the City's residential zones.</li> <li>- establish application requirements and procedures for Reasonable Accommodations requests for Individuals with Disabilities.</li> </ul> <p>In addition, on March 7, 2023, the City Council adopted Ordinance No. 1646 permitting transitional and supportive housing in the City's residential zones.</p>

AFFH: Mobility	Collaborate with other jurisdictions to create a new countywide source of affordable housing – South Bay Affordable Housing Trust.	By October 2022	<p>In progress. In 2022, the City collaborated with the South Bay Cities COG (SBCCOG) and advocated for the passage of SB 1444, which authorizes the creation of the South Bay Affordable Housing Trust. The City participated in multiple meetings of the SBCCOG Executive Board and meetings with state legislators. SB 1444 was passed by the legislature and signed into law by the Governor. It became effective on January 1, 2023.</p> <p>The South Bay Regional Housing Trust would be a funding mechanism for affordable housing in participating cities. It would secure state/federal grants and earmarks that would then be used to provide low-interest loans to developers building affordable housing. The housing trust would be governed by a Board of Directors, appointed by the SBCCOG, and would consist of elected officials from the participating cities as well as two housing/homelessness experts.</p> <p>In 2023, the City and the SBCCOG solicited REAP 2.0 grant funding from SCAG to hire a consultant to assist with the formation and implementation of the South Bay Affordable Housing Trust. The SBCCOG was awarded \$585,000 of REAP 2.0 money, of which \$240,000 identified for the Housing Trust project. However, due to the State's budget deficit, SCAG had to suspend the grant program in mid 2023. It is possible that the grant program will be reinstated later. The City will continue to watch these developments closely during 2025.</p>
AFFH: Displacement	Retain city fair housing service providers to conduct additional outreach and education.	Establish city program by the end of FY 2023	<p>In progress. In Q4 2023, the City contacted LACDA and a fair housing service provider to investigate the feasibility of retaining their services directly. While that effort did not proceed further, in 2024, the City participated in the Los Angeles County Development Authority (LACDA) Los Angeles Urban County program and the Housing Rights Center which provides fair housing services in the County and the City of El Segundo.</p> <p>In 2025, the City will continue to contact LACDA and other fair housing services providers to supplement the City's community outreach and education efforts. Anticipated completion in 2025.</p>
AFFH: Displacement	Focus fair housing outreach and education in areas with high displacement risk, specifically where renters, including overpaying renters, are most concentrated.	Establish city program by the end of FY 2023	<p>In 2024, the City held several events and gave presentations to the community as part of its overall outreach program, including:</p> <ul style="list-style-type: none"> <li>- On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts.</li> <li>- On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts.</li> <li>- On October 23, 2024, City staff gave a presentation to the Senior Housing Corporation Board and received input from the Board and members of the public in attendance.</li> <li>- In 2024, the City held four quarterly City Hall pop-up events/block parties in residential neighborhoods. At the events, City staff presented information and answered questions regarding the Community Development Department services, residential development trends, and the Housing Element implementation status. These events are held quarterly in different City neighborhoods to reach as many residents and population groups as possible.</li> <li>- On October 10, 2024, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation.</li> </ul> <p>All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input on the overall implementation of the City's Housing Element.</p>
AFFH: Displacement	<p>Expand outreach and education on recent State laws (SB 329 and SB 222) supporting source of income protection for publicly assisted low income households (HCVs).</p> <p>Include a fair housing factsheet with ADU and SB 9 application packets.</p>	By October 2023	<p>In progress. In Q4 2023, the City posted the text of SB 329 and SB 222 on the City's Housing Division webpage and consistently promoted the webpage in its outreach efforts and presentations in Q4 2023. In 2024, the City will continue to include SB 329 and SB 222 along with other Fair Housing information in its outreach efforts.</p> <p>In Q4 2023, the City completed and posted an ADU application handout on the City's Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>.</p> <p>The handout contains a summary of ADU development standards, an application submittal checklist, and references to fair housing services, programs, and laws advertised on the City website and available to El Segundo's residents.</p> <p>In addition, a fair housing factsheet for ADU and SB 9 application packets will be completed in Q2 2025.</p>



Jurisdiction	El Segundo	
Reporting Period	2024	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 F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









<b>Jurisdiction</b>	El Segundo	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

**Table K**  
**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
<b>Notes</b>		

Jurisdiction	El Segundo
Reporting Year	2024 (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.

<b>Total Award Amount</b>	\$ 65,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Grant Application	\$6,500.00	\$6,500.00	Completed	None	
Project Management	\$13,500.00	\$20,000.00	Completed	None	
Project Kick-off, meetings, research	\$5,000.00	\$25,000.00	Completed	None	
Feasibility Analysis	\$18,000.00	\$40,218.75	Completed	None	
Community Engagement	\$5,000.00	\$0.00	Completed	None	
Policies and Recommendations	\$7,000.00	\$0.00	Completed	None	
Ordinance	\$5,000.00	\$0.00	Completed	None	
Adoption: Public Hearings	\$5,000.00	\$0.00	Completed	None	

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	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>0</b>

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		28
<b>Total Units</b>		<b>28</b>

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		4
<b>Total Units</b>		<b>4</b>