



# Housing Element Status Update

Diversity, Equity, and Inclusion Committee Meeting

April 2, 2025

# What is the Housing Element?

- One of the seven General Plan elements
- Updated every 8 years
- Department of Housing and Community Development (HCD) review
- Contents:
  - “Community Profile”
    - Assesses current and future housing needs
    - Demographics – Population, Households, Special Needs Groups, Housing Stock
  - “Housing Constraints”
    - Identifies constraints – Governmental and Non-Governmental
  - “Housing Resources”
    - Identifies **“housing sites”** that can accommodate City’s RHNA
  - “Housing Plan”
    - Provides a comprehensive strategy that establishes goals, policies, and **“programs”**

# Regional Housing Needs Allocation (RHNA) for 2021-2029

Income Category	5 <sup>th</sup> Cycle Carryover	6 <sup>th</sup> Cycle RHNA	Total RHNA	Percent
Extremely/Very Low Income	18	189	207	39.7%
Low Income	11	88	99	19.0%
Moderate Income	0	84	84	16.1%
Above Moderate Income	0	131	131	25.1%
<b>Total</b>	<b>29</b>	<b>492</b>	<b>521</b>	<b>100.0%</b>

# Housing Solutions

- Accessory Dwelling Units (ADU)
- Entitled Projects
- Sites Inventory/Rezoning

# Housing Solutions

- **Accessory Dwelling Units (ADU)**

- Entitled Projects

- Sites Inventory/Rezoning

- 2021 – 9 permits

- 2022 – 30 permits

- 2023 – 16 permits

- 2024 – 23 permits

# Housing Solutions

- Accessory Dwelling Units (ADU)
- **Approved Projects**
- Sites Inventory/Rezoning
- Pacific Coast Commons
  - 263 units
  - (32 affordable)



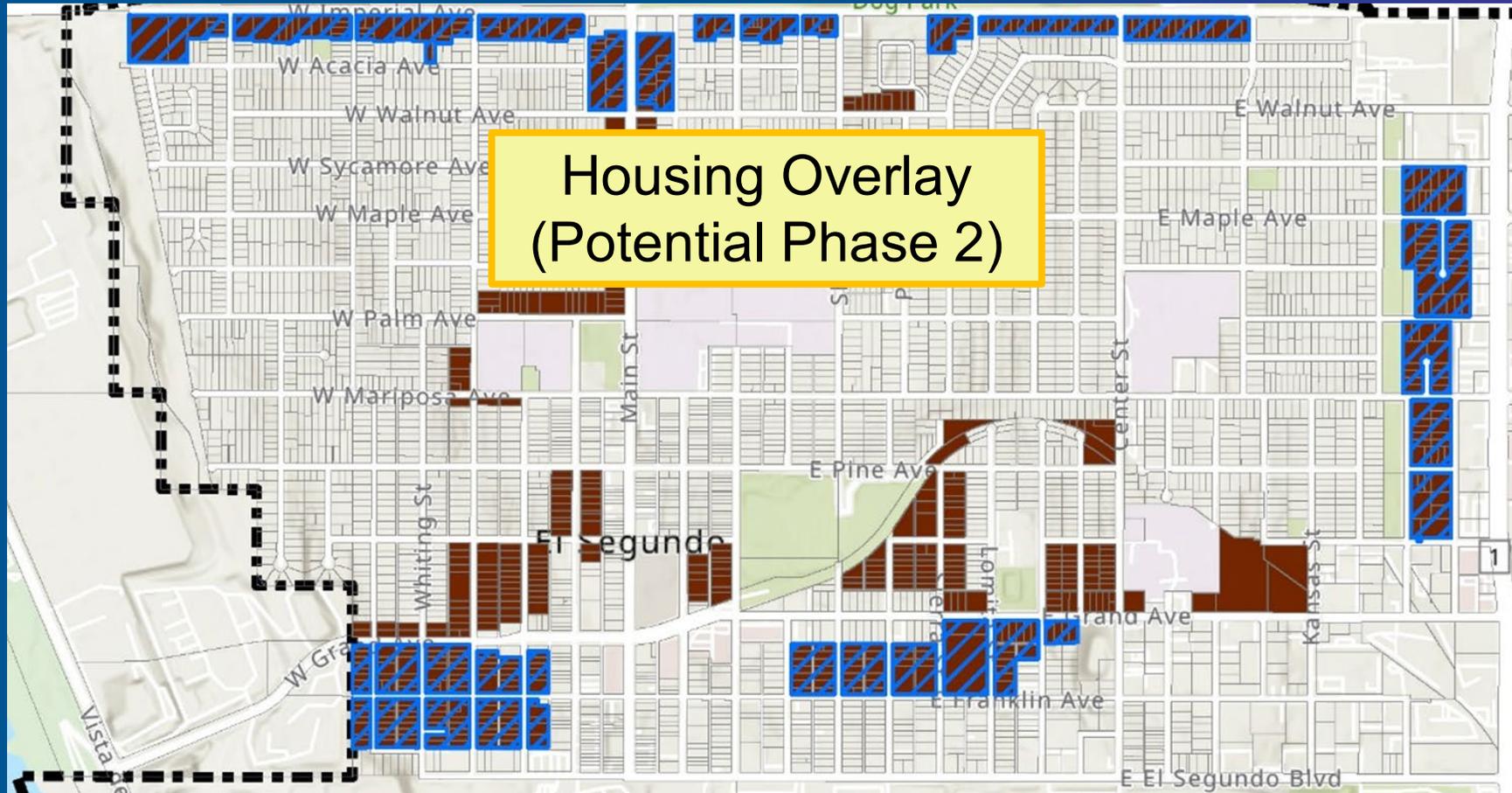
# Sites Inventory – Rezoning program



# Sites Inventory – Rezoning program



# Sites Inventory – Rezoning program



# Housing Programs

1. Residential Sound Insulation (RSI)
2. Code Compliance Inspection Program
3. Accessory Dwelling Units (ADU)
4. Inclusionary Housing Ordinance and Affordable Housing Strategy
5. Urban Lot Split
6. Provision of Adequate Sites
7. Monitoring of No Net Loss
8. Lot Consolidation
9. El Segundo Municipal Code Amendments
10. Community Outreach
11. Fair Housing

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# 4. Affordable Housing Strategy

10 policies, programs, and funding strategies

Priorities:

- Prioritize current residents or employees in the City for new affordable housing
- Focus efforts to specific areas in the City
- Downtown homes for young professionals
- Local Trust Fund for Affordable Housing

# Housing Programs

## 9. ESMC Amendments (12)

- Completed in Q2 2023
  - Density Bonus
  - Transitional Housing
  - Micro-Units
- Completed in Q4 2023
  - Residential Care Facilities
  - Emergency Shelters
  - LBNC
  - Employee Housing
  - Reasonable Accommodation
  - Senior Housing
- Completed in Q2 2024
  - Site Plan Review findings
  - R-3 density
- To complete in Q2 2025
  - Residential Parking

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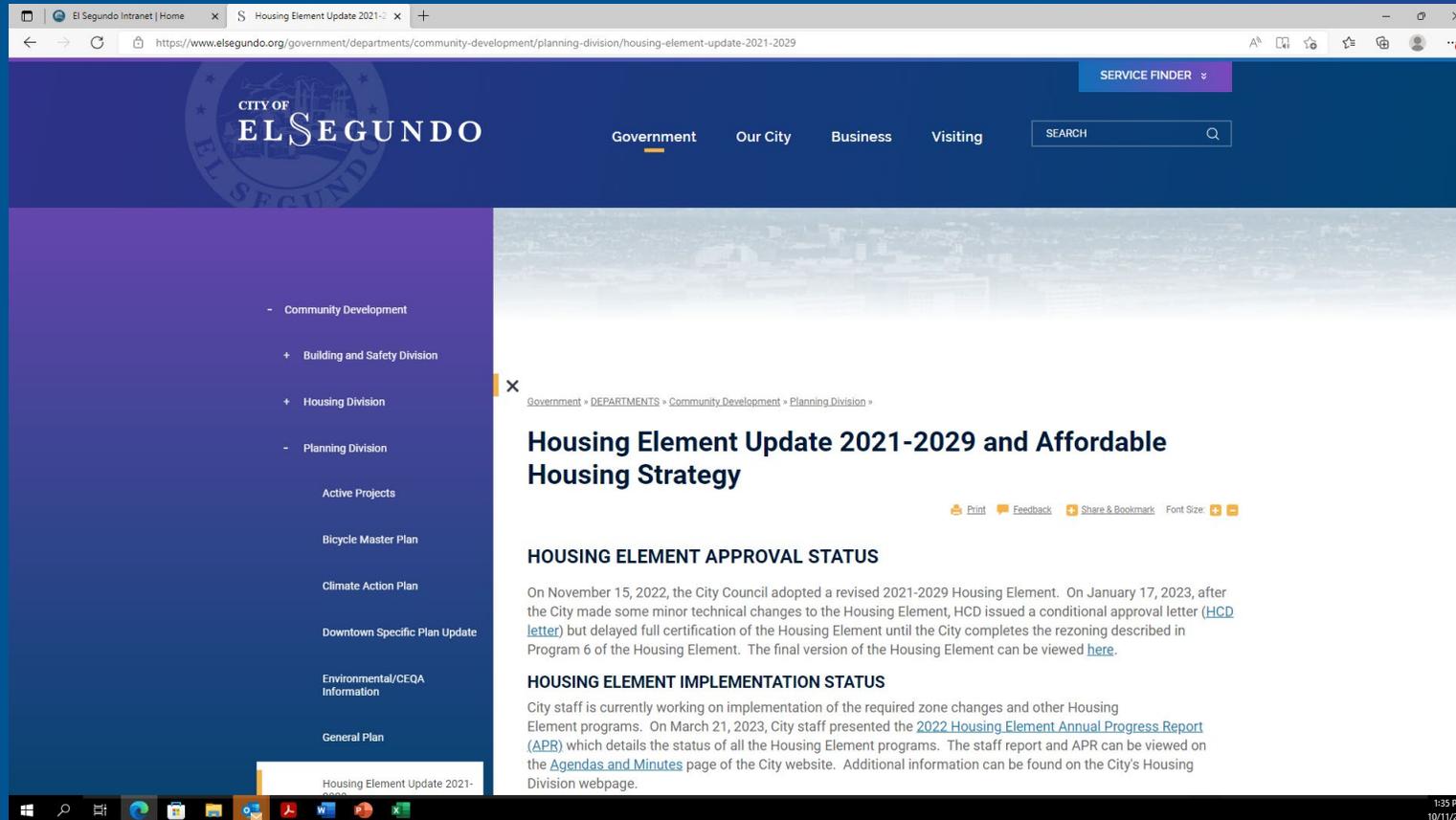
# Housing Element Programs

## 10. Community Outreach

- Annual housing community meeting
- Senior Citizen Corporation Board meeting
- Diversity, Equity, and Inclusion Committee meeting
- El Segundo Rotary Club meeting
- City Hall neighborhood pop-up event (quarterly)
- Housing Element and Housing Division websites
- Email update bulletins
- El Segundo Herald

# City Website and Resources

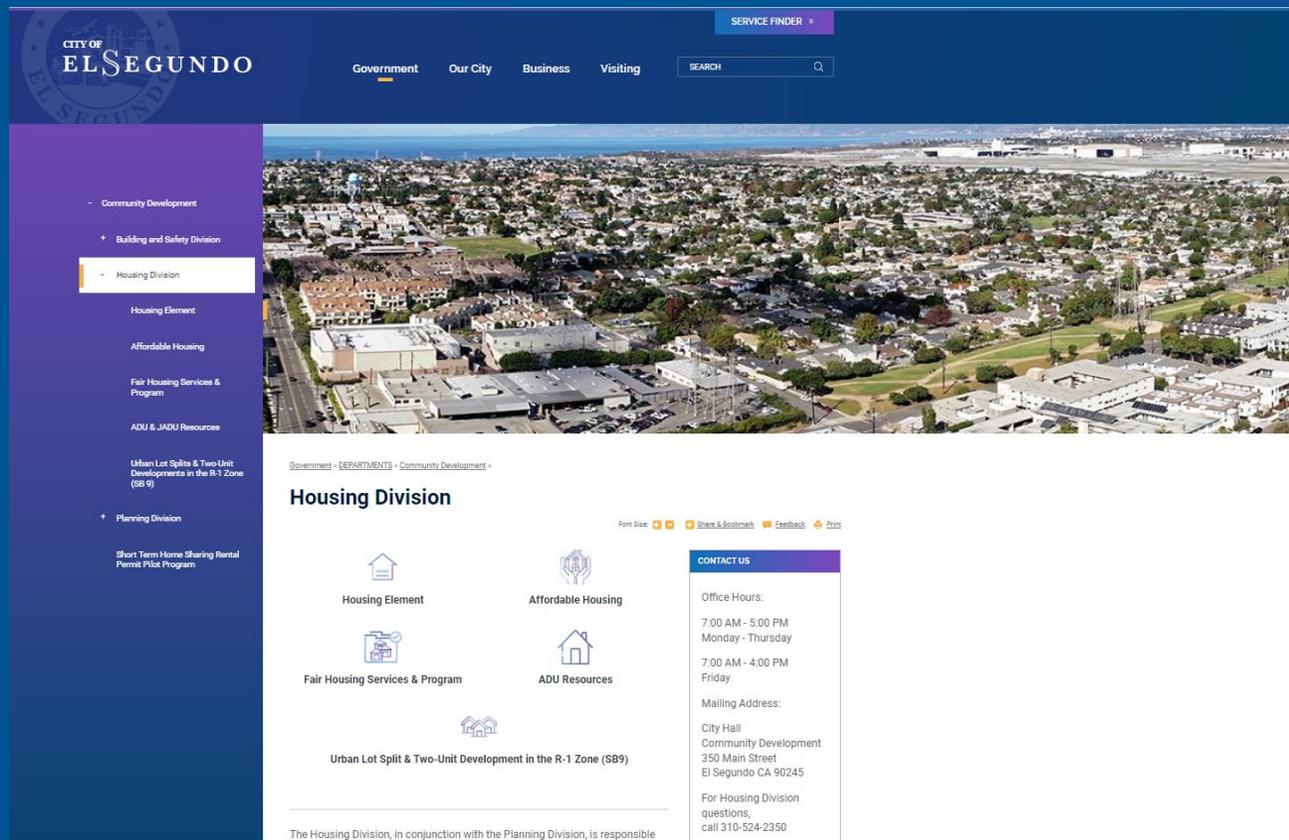
- [www.elsegundo.org/housing-element](http://www.elsegundo.org/housing-element)



- Housing Element
- Annual Progress Report (APR)
- Email Updates
- Video Links
- Related Documents

# City Website and Resources

- Housing Division webpage



- Housing Element
- Fair Housing Services (LA County)
- Affordable Housing Resources
- ADU Information and Resources

# Annual Progress Report

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		El Segundo	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	No activity to report in 2022
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 2022, the Neighborhood Preservation Officer conducted inspections at 87 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: 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> INCENTIVES: The City will develop pre-approved plans and post them along with ADU-related fees on the City website in 2023
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	In progress. ADU information to be posted on the City's Housing Division webpage, including links to CalHFA's grant program. To be completed in Q2 of 2023.
Accessory Dwelling Units (ADU)	Beginning in 2022 and annually thereafter, pursue available funding to facilitate ADU construction, including affordable ADUs.	IN 2022 AND ANNUALLY	No activity to report in 2022. The City will investigate and pursue funding opportunities through HCD and CalHFA in 2023.

- Status on number of units
  - Market
  - Affordable
- Activity and status on all programs and goals



# Questions and Comments



# HCD – affordable housing categories

- Acutely low income: 0-15% of AMI
- Extremely low income: 15-30% of AMI
- Very low income: 30% to 50% of AMI
- Lower income: 50% to 80% of AMI; the term may also be used to mean 0% to 80% of AMI
- Moderate income: 80% to 120% of AMI

# LA County 2024 Income limits

Department of Regional Planning  
Los Angeles County Affordable Housing Program

**INCOME LIMITS**  
**Effective 5/9/2024**

**Income Limits**

Household Size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
<b>Acutely Low Income (Maximum 15% AMI)</b>	\$ 10,350	\$ 11,800	\$ 13,300	\$ 14,750	\$ 15,950	\$ 17,100	\$ 18,300	\$ 19,450
<b>Extremely Low Income (Maximum 30% AMI)</b>	\$ 29,150	\$ 33,300	\$ 37,450	\$ 41,600	\$ 44,950	\$ 48,300	\$ 51,600	\$ 54,950
<b>Very Low Income (Maximum 50% AMI)</b>	\$ 48,550	\$ 55,450	\$ 62,400	\$ 69,350	\$ 74,900	\$ 80,450	\$ 86,000	\$ 91,550
<b>Lower Income (Maximum 80% AMI)</b>	\$ 77,700	\$ 88,800	\$ 99,900	\$ 110,950	\$ 119,850	\$ 128,750	\$ 137,600	\$ 146,500
<b>Moderate Income (Maximum 120% AMI)</b>	\$ 82,500	\$ 94,300	\$ 106,050	\$ 117,850	\$ 127,300	\$ 136,700	\$ 146,150	\$ 155,550
<b>Middle Income (Maximum 150% AMI)</b>	\$ 103,150	\$ 117,850	\$ 132,600	\$ 147,300	\$ 159,100	\$ 170,900	\$ 182,700	\$ 194,450

