



Housing Element Status Update

Diversity, Equity, and Inclusion Committee Meeting

May 6, 2026

What is the Housing Element?

- Part of General Plan (1 of 10 elements)
- Sections:
 1. “Community Profile”
 - Assesses current and future housing needs
 - Demographics – Population, Households, Special Needs Groups, Housing Stock
 2. “Housing Constraints”
 - Identifies constraints – Governmental and Non-Governmental
 3. “Housing Resources”
 - Identifies “**housing sites**” that can accommodate City’s RHNA
 4. “Housing Plan”
 - Provides a comprehensive strategy that establishes goals, policies, and “**programs**”

Housing Element 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 (SB 166)
8. Lot Consolidation
9. El Segundo Municipal Code (ESMC) Amendments
10. Community Outreach
11. Fair Housing Program

Housing Element Programs

1. Residential Sound Insulation (RSI)

- Program administered by LAWA (98 applications)
- City continues to coordinate and assist LAWA with outreach
- www.lawa.org

2. Code Compliance Inspection Program

- 158 residential property inspections

Housing Element Programs

3. ADU incentives

- Amended the Municipal Code to facilitate ADU construction
- ADU resources on the Housing Division webpage
- ADU online fee calculator
- Pre-Approved Plans program in 2025
- Permitted 25 ADUs in 2025

Housing Program No. 3:

Accessory Dwelling Units (ADU)



- 2021-2029 – 120 projected

- 2021 – 9 permits issued*

- 2022 – 32 permits issued

- 2023 – 16 permits issued

- 2024 – 25 permits issued

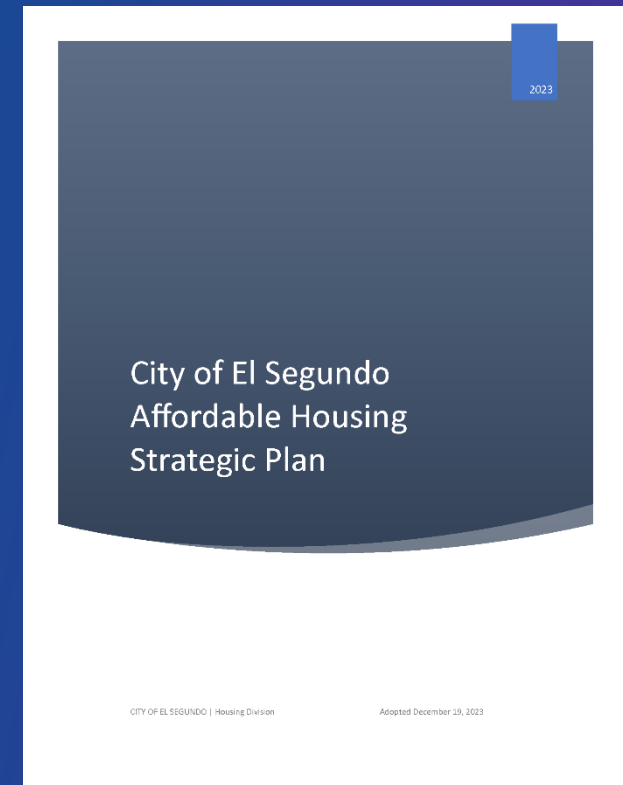
- 2025 – 25 permits issued

Total – 107 permits issued

Housing Element Programs

4. Inclusionary Housing and Affordable Housing Strategy

- Instead of Inclusionary Housing Ordinance completed a R-3 high density feasibility study
- Adopted and implementing the Affordable Housing Strategic Plan



4. Affordable Housing Strategic Plan

10 policies, programs, and funding strategies

Four Priorities:

1. Prioritize local residents or employees for new affordable housing
2. Focus efforts to specific areas in the City
3. Downtown homes for young professionals
4. Local Trust Fund for Affordable Housing

4. Affordable Housing Strategic Plan

Recent activity (2025/2026):

- Amended the ESMC to defer impact fees for housing projects
- Adopted a local resident/employee preference policy for affordable housing
- Considered options regarding the long-term viability of Park Vista
- Joined the South Bay Regional Housing Trust (SBRHT)

Housing Element Programs

5. Urban Lot Splits (SB 9 & SB 450)

- Completed all program work in 2022
- State Law was amended in September 2024
- Updated City regulations in May 2025
- Working on new handouts in 2026

6. Provision of adequate sites

- Completed Mixed-Use and Housing Overlay rezoning (May 2024)
- Developed objective development standards (May 2024)
- Completed by-right approval for 20% affordable projects (May 2024)
- Completed Downtown update (May 2024)

Housing Element Programs

7. No Net Loss Monitoring (SB 166)

- Completed a tracking database in 2023
- Ongoing monitoring

8. Lot Consolidation

- In 2024, completed a zone text amendment to increase the R-3 zone density to 30 du/ac
- In 2026, will continue to consider other strategies to encourage lot consolidation

Housing Element Programs

9. ESMC Amendments (12 of 12)

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

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
- El Segundo Kiwanis Club meeting
- City Hall neighborhood pop-up events (quarterly)
- Housing Element and Housing Division websites
- Email update bulletins
- El Segundo Herald

Housing Element Programs

11. Fair Housing Program

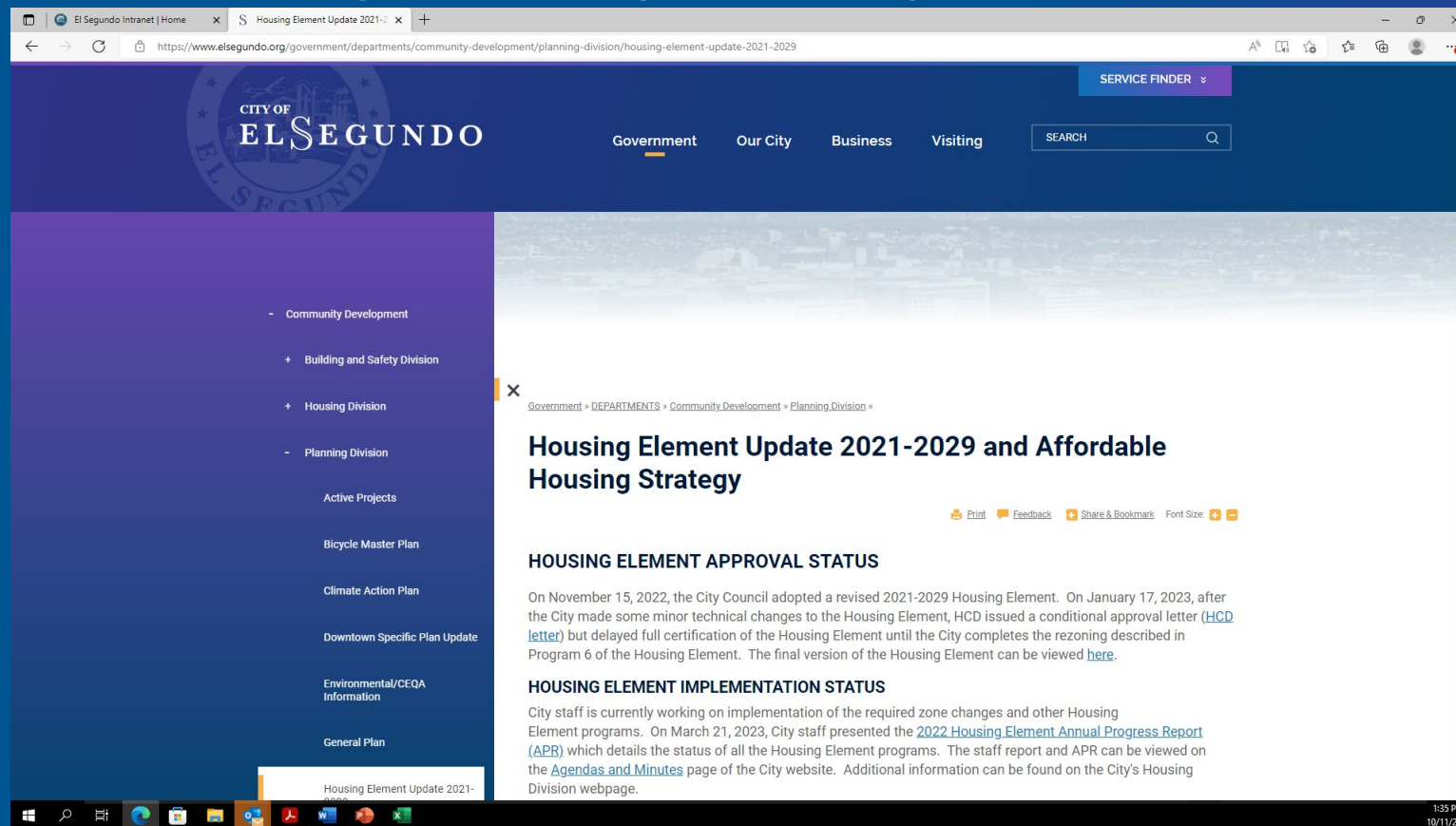
- Participate in Federal, State and regional efforts to promote fair housing
- Conduct outreach to target populations
- Provide information online
- Continue to provide service programs

Housing Division website:

<https://www.elsegundo.gov/government/departments/community-development/housing-division>

City Website and Resources

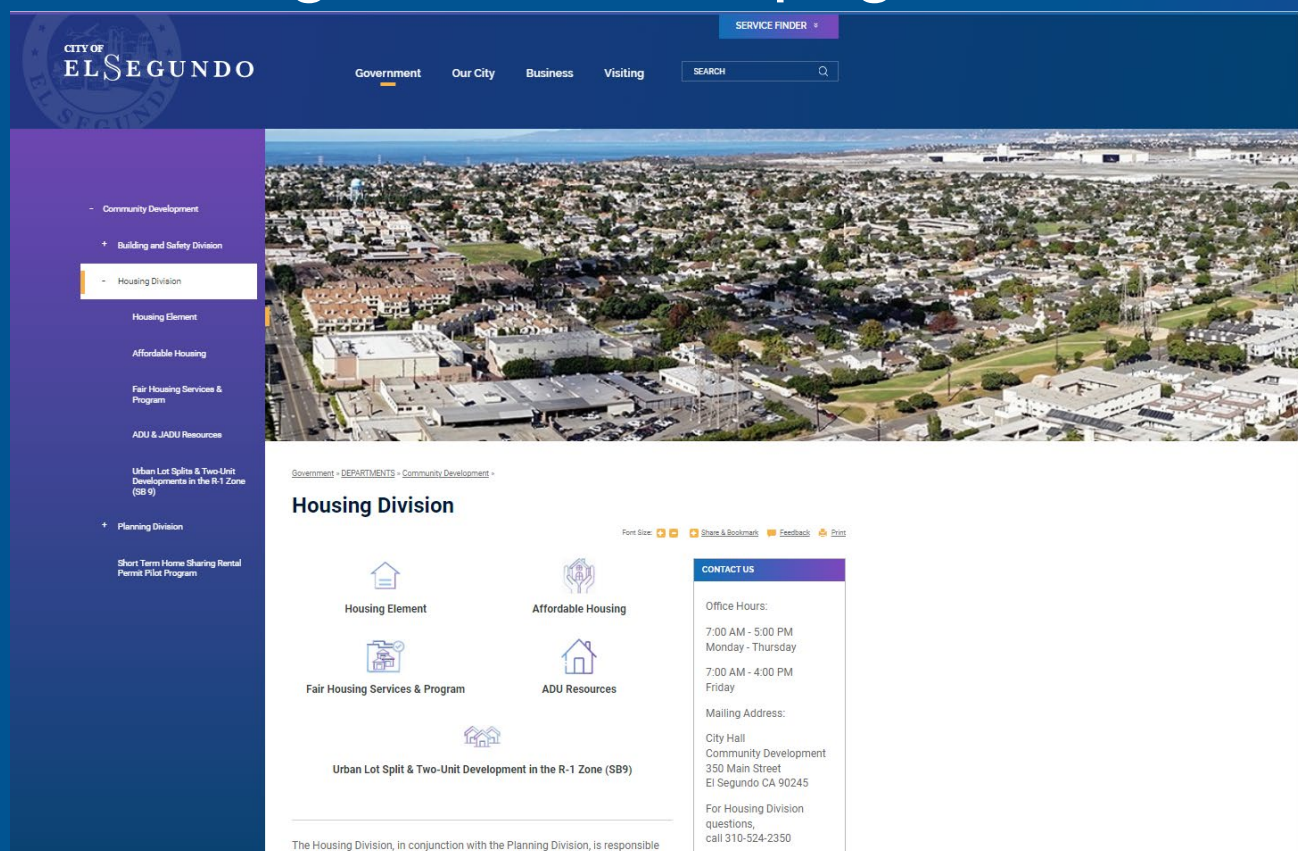
- www.elsegundo.org/housing-element



- 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 https://southbaycities.org 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

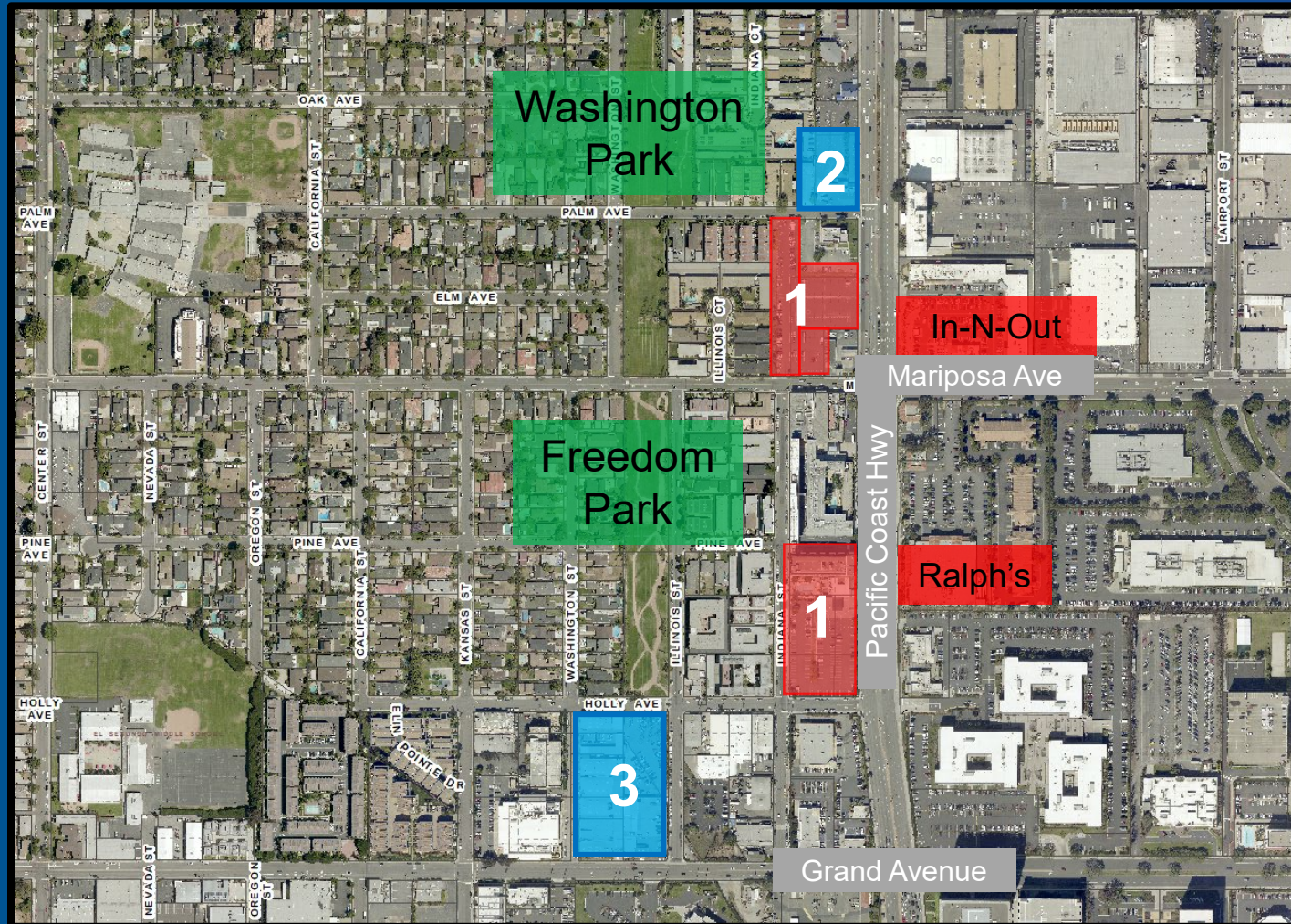
Regional Housing Needs Allocation (RHNA) for 2021-2029

Income Category	5 th Cycle Carryover	6 th 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%
Total	29	492	521	100.0%

RHNA Qualifying housing production for 2021-2025

Income Category	Total RHNA	Permitted Units	Remaining RHNA
Extremely/Very Low Income	207	0	207
Low Income	99	0	99
Moderate Income	84	0	84
Above Moderate Income	131	122	9
Total	521	122	399

Potential Residential Projects



1. Pacific Coast Commons
2. Stick 'n' Stein - 703 N. PCH
3. Grand-Kansas North

1

Pacific Coast Commons
263 units
(32 affordable)



Commercial 11,252 s.f.
79 rental units
(4 affordable)

701 North Pacific Coast Hwy

276 rental units
3 to 6 story building



Grand-Kansas North

6 apartment units
10,500 sf commercial



201-209 Richmond Street





El Segundo Vision 2050

A Century of Innovation. A Future of Possibilities.



General Plan Land Use Element Update

- Blueprint for the City's long-term physical development in narrative and graphic terms.
- Contains broad goals, objectives, policies and programs
- Specific standards, such as maximum heights and density.
- A Land Use map with the allowed distribution of land uses



El Segundo Vision 2050

A Century of Innovation. A Future of Possibilities.



- Initiated in April 2025
- Existing conditions assessment
- Extensive community outreach
- Draft concepts and plan alternatives
- Preferred alternative
- CEQA – Environmental Review Process
- Public Hearings in 2027





El Segundo Vision 2050

A Century of Innovation. A Future of Possibilities.



www.elsegundo.org/vision2050

Questions and Comments

MISC Maps and Resources

- [RSI – Sound Contours Map](#)
- www.lawa.org
- [Zoning Map](#)
- [Housing Division webpage](#)
- [Affordable Housing Strategic Plan](#)
- [Google Maps](#)

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 2025 Income limits

INCOME LIMITS
Effective 5/12/2025

<u>Income Limits</u> Household Size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Acutely Low Income (Maximum 15% AMI)	\$ 11,200	\$ 12,800	\$ 14,400	\$ 16,000	\$ 17,300	\$ 18,550	\$ 19,850	\$ 21,100
Extremely Low Income (Maximum 30% AMI)	\$ 31,850	\$ 36,400	\$ 40,950	\$ 45,450	\$ 49,100	\$ 52,750	\$ 56,400	\$ 60,000
Very Low Income (Maximum 50% AMI)	\$ 53,000	\$ 60,600	\$ 68,150	\$ 75,750	\$ 81,800	\$ 87,850	\$ 93,900	\$ 100,000
Lower Income (Maximum 80% AMI)	\$ 84,850	\$ 96,950	\$ 109,050	\$ 121,150	\$ 130,850	\$ 140,550	\$ 150,250	\$ 159,950
Moderate Income (Maximum 120% AMI)	\$ 89,550	\$ 102,300	\$ 115,100	\$ 127,900	\$ 138,150	\$ 148,350	\$ 158,600	\$ 168,850
Middle Income (Maximum 150% AMI)	\$ 111,950	\$ 127,950	\$ 143,950	\$ 159,900	\$ 172,700	\$ 185,500	\$ 198,300	\$ 211,100

This chart presents income limits under the County of Los Angeles Affordable Housing Program. The 2025 State area median income (AMI) for a four-person household in Los Angeles County is \$106,600.

Acutely low income is defined as not more than 15 percent of the area median income. Extremely low income is defined as not more than 30 percent of the area median income. Very low income is defined as not more than 50 percent of the area median income. Lower income is defined as not more than 80 percent of the area median income. Moderate income is defined as not more than 120 percent of the area median income. See Health and Safety Code Sections 50063.5, 50079.5, 50093, 50105 and 50106.

