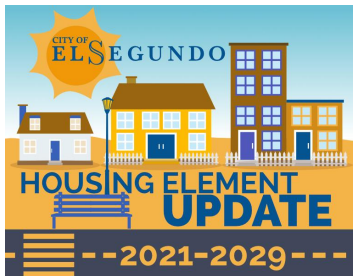


El Segundo Housing Element Update

- An opportunity to look for the best locations in the City to provide housing
- An opportunity to look at the types of housing that will best serve the needs of the community
- An opportunity to look at current policies related to housing
- **The City needs your input!**



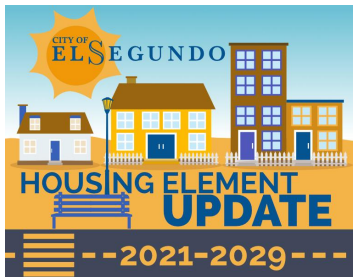
What is the Housing Element?

- One of the 7 required elements in the City's General Plan
- Plan for meeting the City's "fair share" of regional housing needs as determined by the State of California
- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community
- Must be updated every 8 years according to statutory deadline
- Los Angeles County – October 15, 2021 (with 120-day grace period)
- Must be reviewed for compliance by State Department of Housing and Community Development (HCD)



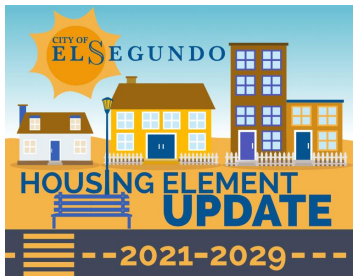
What is the Housing Element?

- The City does not build housing, the private market builds housing
- The City may use funds, policies, and programs as incentives to meet housing needs
- The City “sets the stage” for housing developers to build projects in line with the City’s General Plan (including its housing element), zoning ordinance, and other planning documents



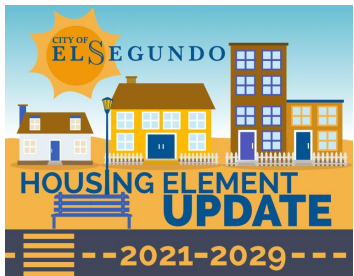
Housing Element Requirements

- Accommodate projected housing demand, as mandated by the State (Regional Housing Needs Allocation)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality, and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choice for all

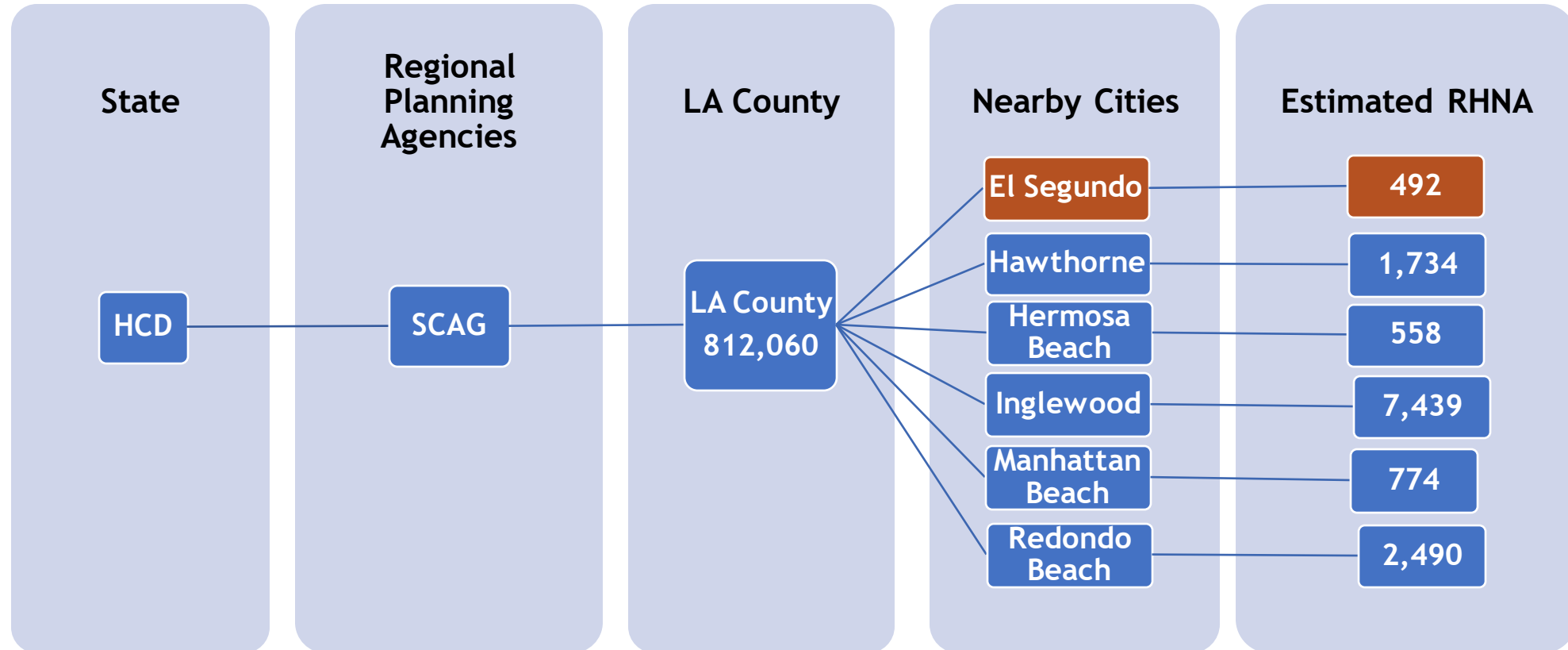


Consequences of Noncompliance

- Risk of litigation (AB 72, AB 101)
 - HCD monitors for non-compliance and reports to Attorney General (AG)
 - Court can impose fines up to \$100,000 per month
 - Huntington Beach sued by AG for continued inaction and settled
 - Pleasanton sued by AG and was suspended from issuing building permits for over one year
 - Pomona and San Clemente sued by nonprofits
- Ineligibility for State grants
 - SB 2 grant
 - Other infrastructure/transportation funds being considered



Key Component: Regional Housing Needs Allocation (RHNA) for 2021-2029

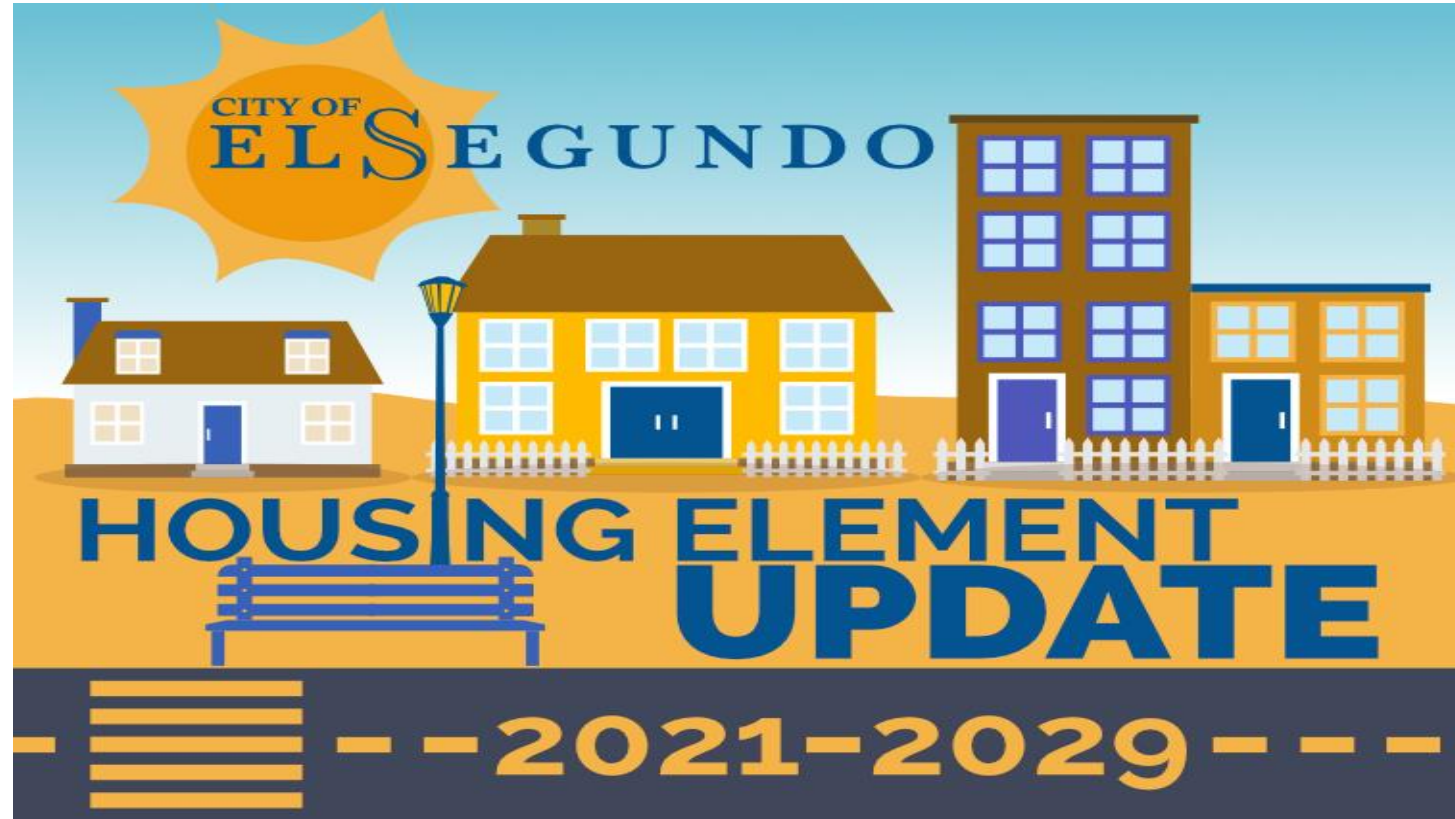


Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income level.

El Segundo's RHNA obligation

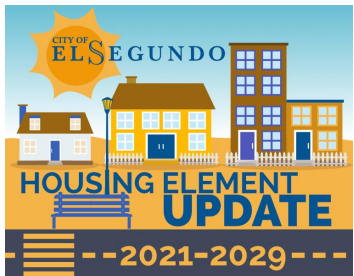
El Segundo 6th Cycle RHNA*		
	# of UNITS	%
Very low income (<50% AMI**) <\$56,300	189	38%
Low income (50-80% AMI) \$56,300 – 90,100	88	18%
Moderate income (80-120% AMI) \$90,100 – 92,750	84	17%
Above Moderate Income (>120% AMI) >\$92,750	131	27%
Total	492	
*6 th cycle final RHNA allocation plan, https://scag.ca.gov/rhna **AMI=Area Median Income 2020 Income Limits for a family of 4 in LA County https://www.hcd.ca.gov/grants-funding/income-limits/index.shtml		

Housing Element Update Video



Key Component: Site Inventory

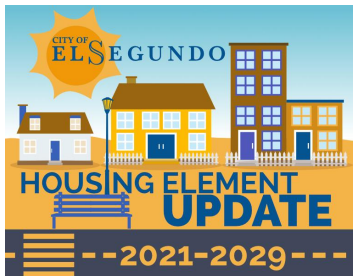
- Site Inventory is a key part of the Housing Element
- Site Inventory = List of parcels that can be redeveloped with an analysis of why it is a real possibility
- Criteria that has been set by the State (HCD) requires that sites have Realistic Development Capacity and Site Suitability, based on:
 - City's zoning code and policy
 - Lot Size
 - Environmental constraints and adequate infrastructure
 - Development trends



Sites Inventory – Other Site criteria

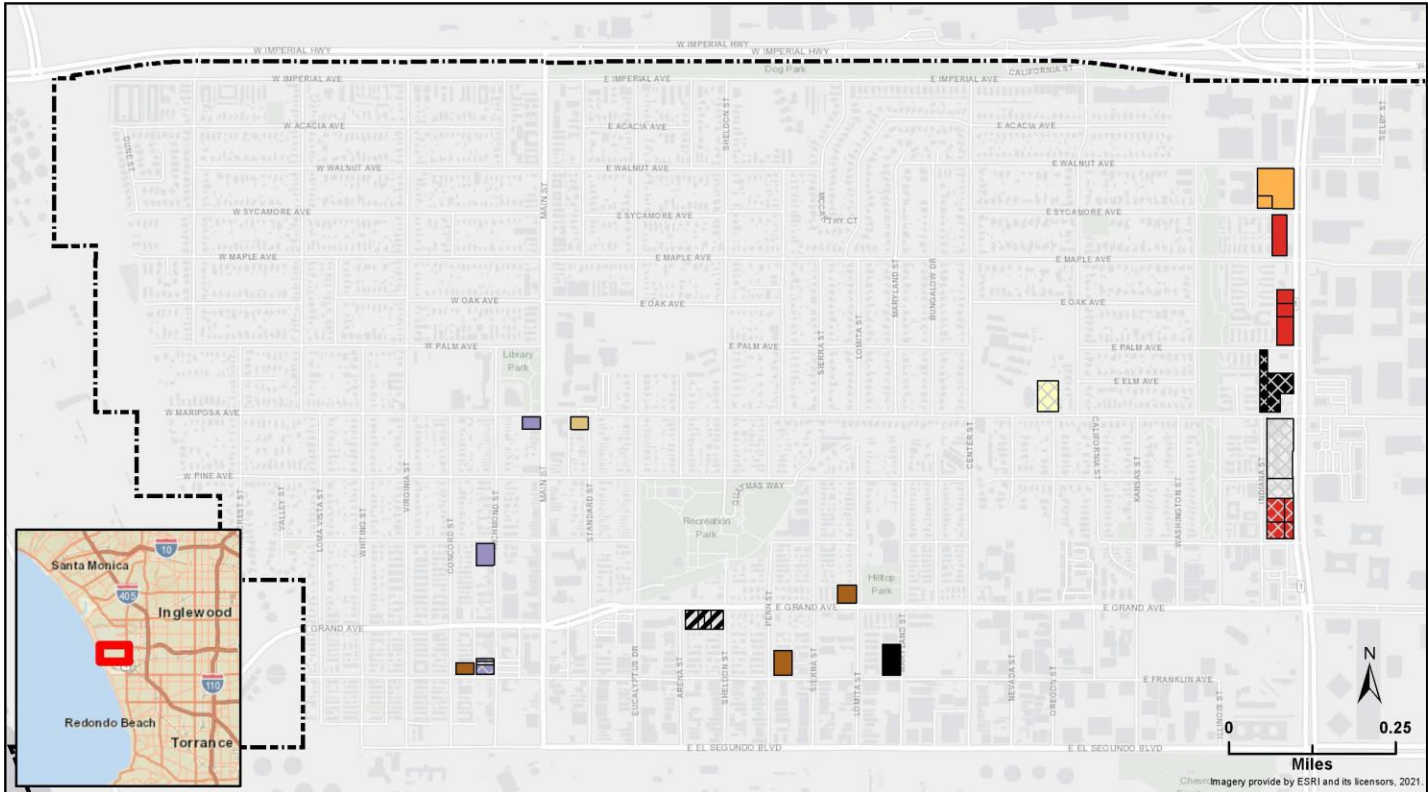
Possible sites can be based on the following factors:

- Underutilized sites
- Contain older existing buildings that could realistically be redeveloped as housing in the next 8 years
- Sites with potential for Mixed Use (residential and retail/other)
- Sites located in proximity (1/4 mile or less) to amenities such as grocery stores, public services, religious places, schools, health care, etc.



Draft Site Inventory Map

EL SEGUNDO HOUSING ELEMENT 2021-2029 SITE INVENTORY MAP



MAP LEGEND

SITE INVENTORY BY ZONING DISTRICT

- Single-Family Residential (R-1)
- Two-Family Residential (R-2)
- Multi-Family Residential (R-3)
- Downtown Commercial (C-RS)

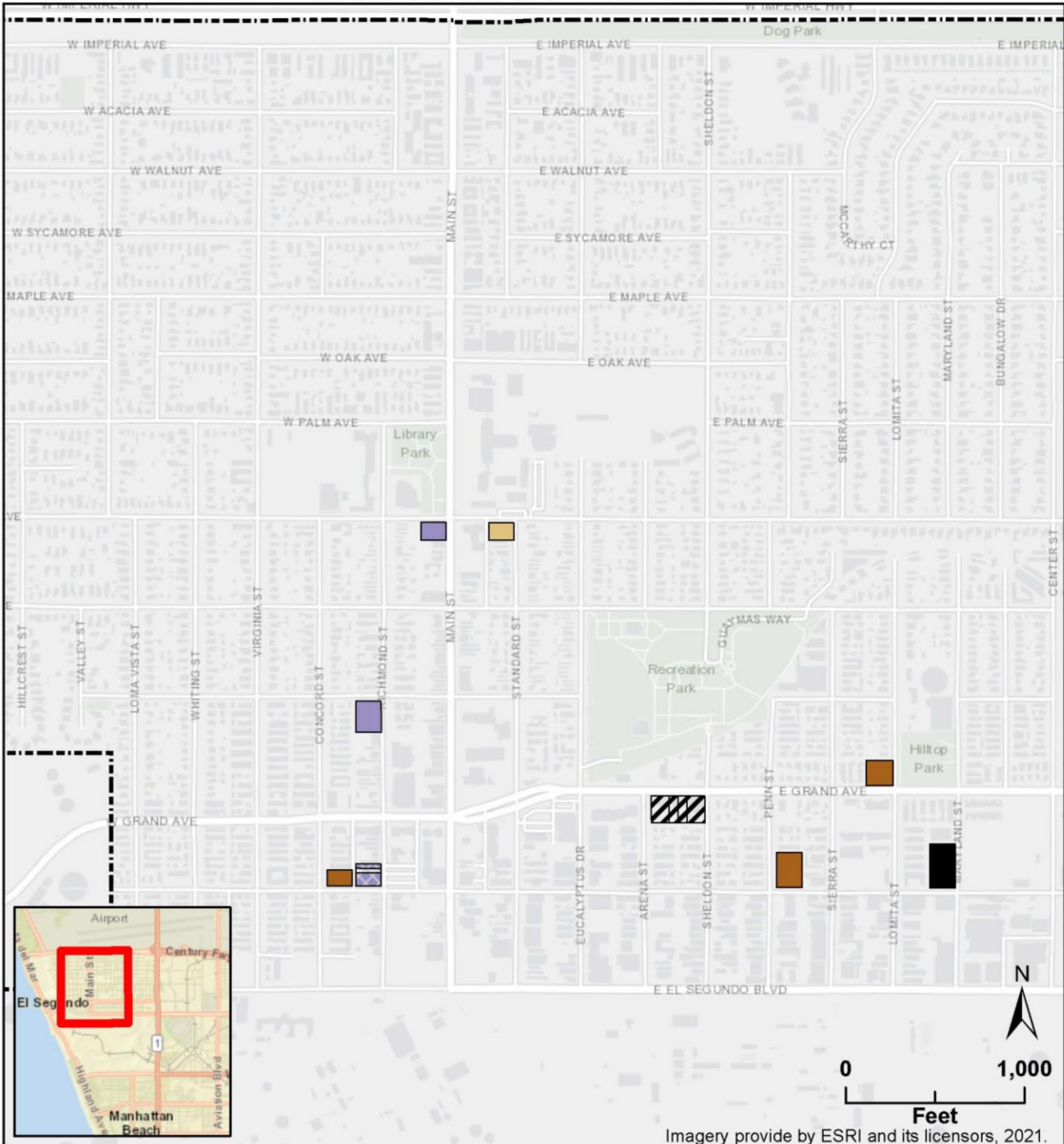
- Neighborhood Commercial (C-2)
- General Commercial (C-3)
- Corporate Office (CO)
- Parking (P)
- Downtown Specific Plan (DSP)

PENDING RESIDENTIAL PROJECTS

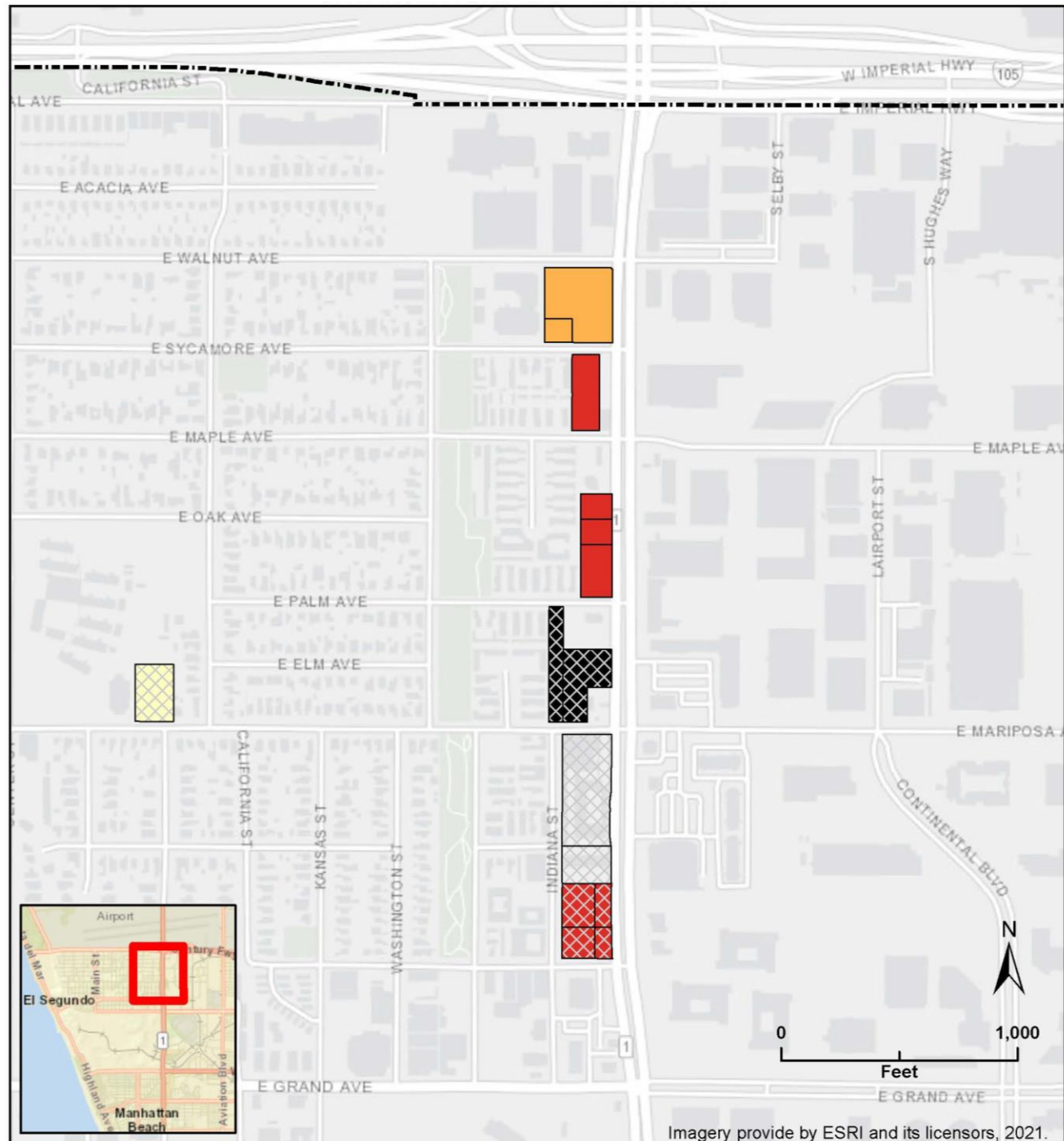


Map Date: March 24, 2021 draft

Downtown and Grand Avenue Sites

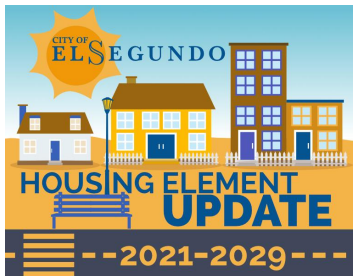


PCH Sites



Survey Results

- Since the beginning of April, there have been over 500 survey participants
- City looks forward to receiving additional input through the survey tool mentimeter at <https://www.menti.com/tx8cna1uni>
- Additional input needed:
 - survey will close Monday May 17th at midnight



Please rank from 1-5, with 1 being your first choice, in what area of El Segundo should new housing be built?

1st



East of PCH (Imperial Hwy to El Segundo Blvd)

46% selected as Rank #1

2nd



Smoky Hollow

30% selected as Rank #1

3rd



Along PCH (Imperial Hwy to El Segundo Blvd)

20% selected as Rank #1

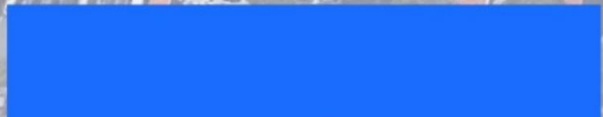
4th



E. Imperial Avenue

19% selected as Rank #1

5th



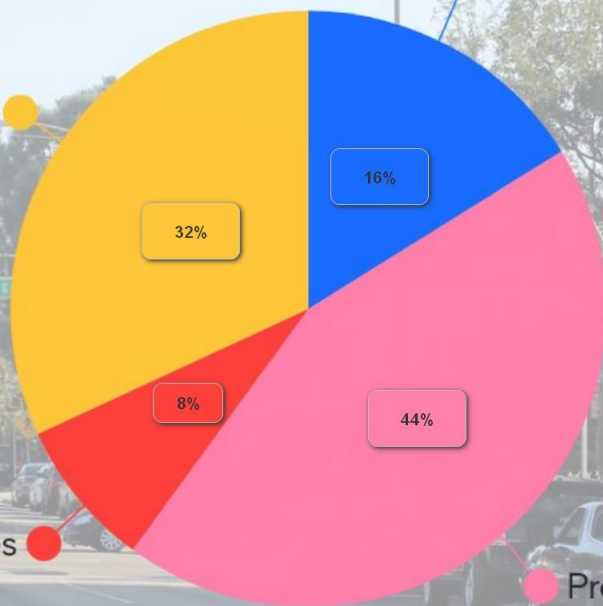
Downtown

15% selected as Rank #1

Please rank from 1 to 6, with one being your first choice, the type of housing you feel is most needed in El Segundo:



Which of these items would you rank as the highest priority when it comes to housing developments?

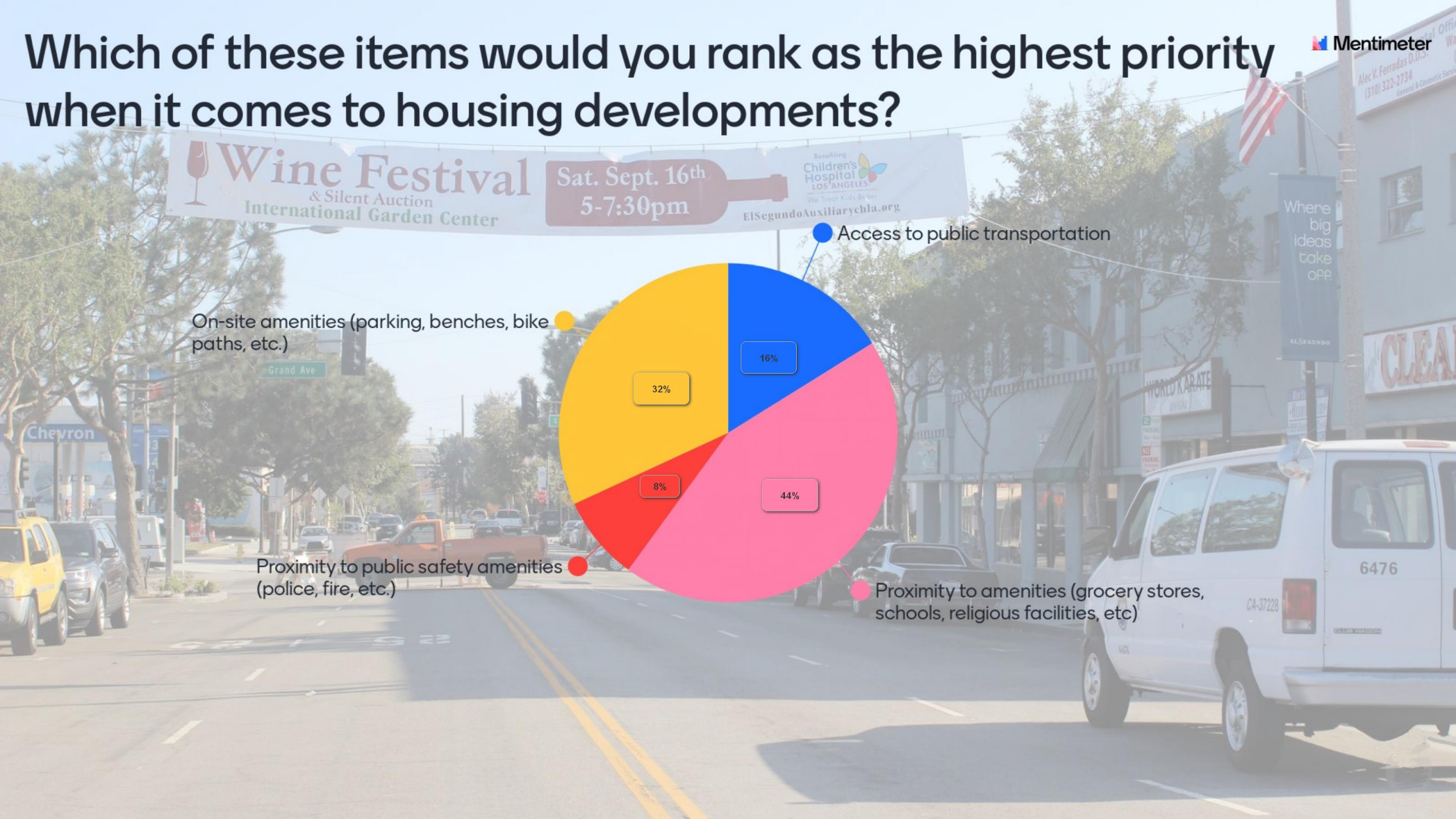


On-site amenities (parking, benches, bike paths, etc.)

Access to public transportation

Proximity to public safety amenities (police, fire, etc.)

Proximity to amenities (grocery stores, schools, religious facilities, etc.)



In your opinion, what housing types would you like to see more of in the El Segundo? (Select the top 3)



147

Accessory Dwelling Units

294

Repurposing of office and commercial to residential uses

376

Repurposing of office and commercial sites to accommodate mixed uses

258

Workforce Housing in Smoky Hollow

83

Workforce Housing in Downtown

56

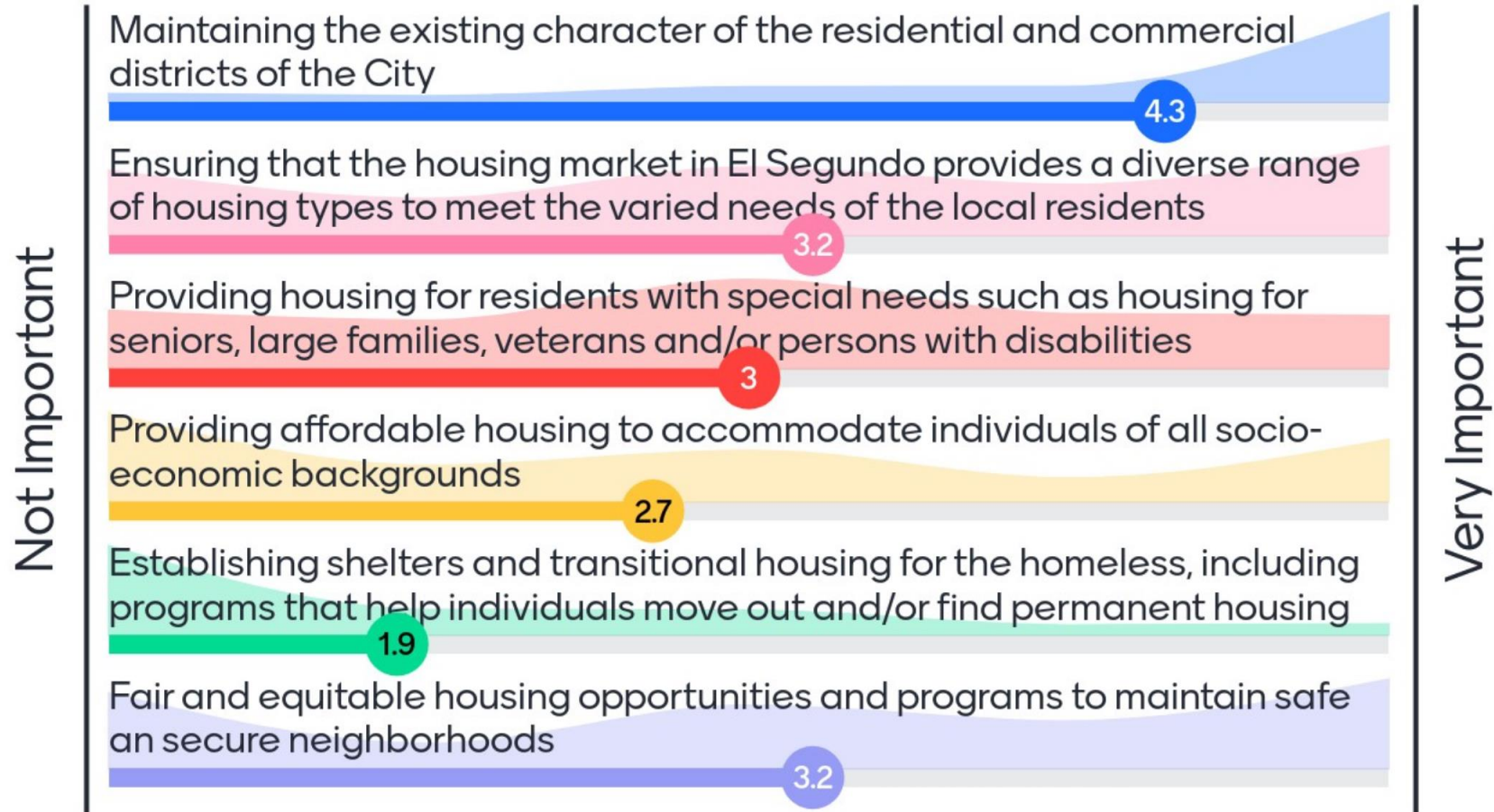
Housing on church sites

112

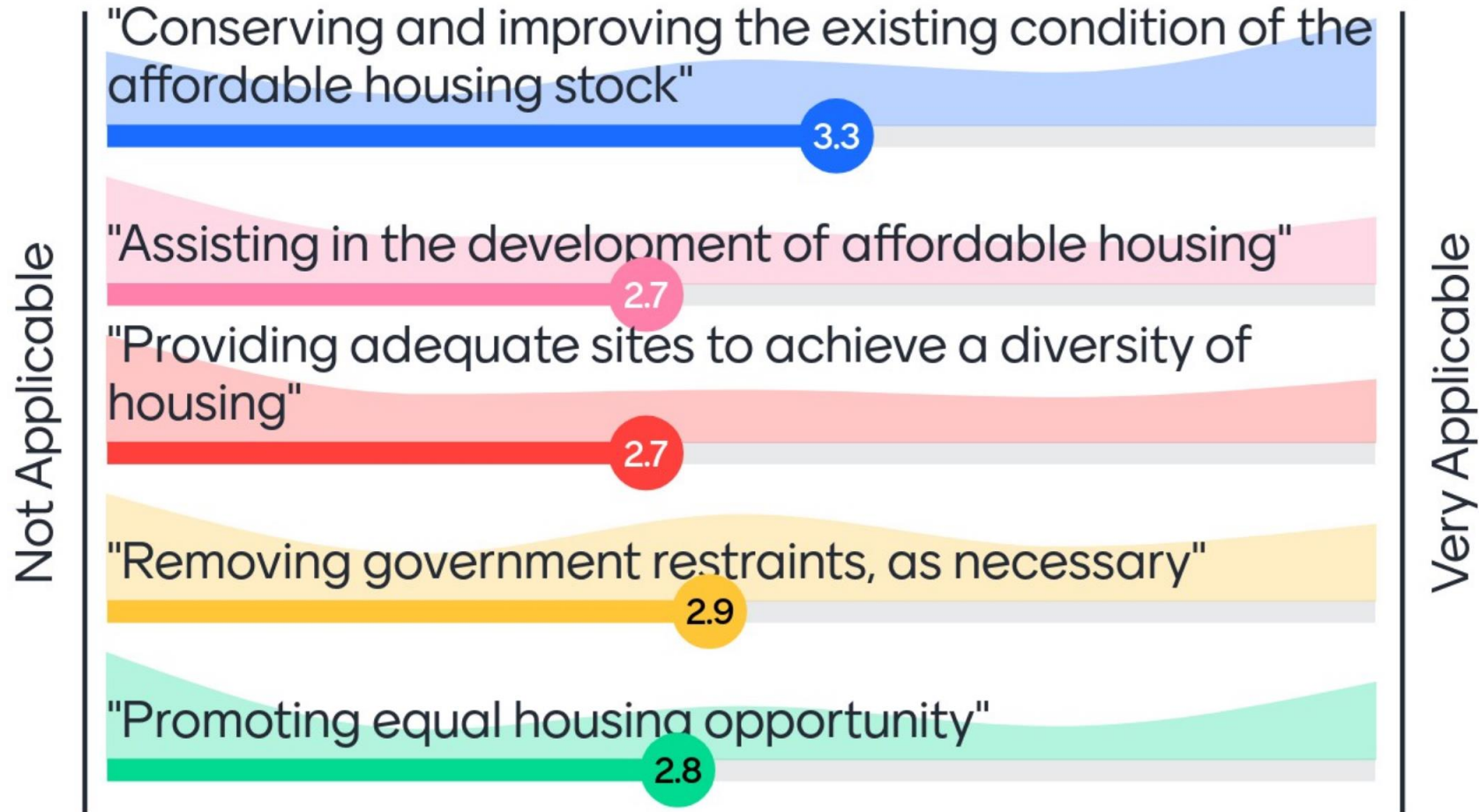
Repurposing of surplus school property for residential uses (if ever identified by the School District)



On a scale of 1 to 5, with 5 being "very important," how important are the following concerns to you?

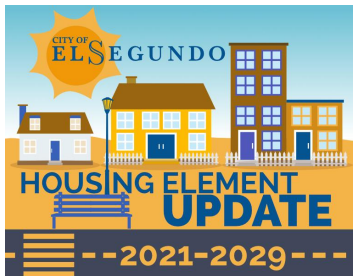


These are existing housing goals adopted in the current Housing Element. How applicable are these goals to El Segundo today and for the future?



Community Outreach Activities to Date

- City webpage for Housing Element Update <https://www.elsegundo.org/housing-element>
- 1st survey through mentimeter
- YouTube Video regarding Housing Element Update
- Social media (LinkedIn, Instagram, Facebook)
- Postcards to agencies, local business, non-profits, and religious institutions
- Notice of meeting in El Segundo Herald



Next Steps/Milestones

- **May 27, 2021**, 5:30-7 p.m. – Second Community Outreach/Planning Commission meeting/Study session (tentative)
 - Present updated Housing Element sites inventory map reflecting feedback from first meeting.
- **June 24, 2021** – Draft Housing Element
 - Kick off Dept. of Housing and Community Development (HCD) review
- **July - September 2021** – Finalize Housing Element
- **September 2021** – Planning Commission Adopts Housing Element
- **October 2021** – City Council Adopts Housing Element
 - Submit final Housing Element for HCD Certification



THANK YOU!

- For more information about the **Housing Element Update process**, please visit <https://www.elsegundo.org/housing-element>
- If you have any questions, please email us at housingelement@elsegundo.org, or call City Staff, Paul Samaras, Principal Planner, at (310) 524-2340.

