

El Segundo Housing Element Update

Planning Commission

September 30, 2021
5:30 PM



Housing Element Requirements

- One of seven required General Plan Elements
- Sets Citywide goals, objectives, policies, and identifies housing conditions and needs
- An assessment and plan to accommodate City residents' current & future housing needs
- Plan for meeting City's "fair share" of regional housing needs
- Must be updated every 8 years October 15, 2021, statutory deadline (with 120-day grace period)
- Will be reviewed by State Department of Housing and Community Development (HCD)



Housing Element Requirements

- Legally required plan for where housing units may be built
- Private sector builds the vast majority of housing units
- City may use funds, policies, and programs as incentives to meet housing needs
- City “sets the stage” for housing developers to build projects in line with the City’s General Plan, zoning ordinance, and other planning documents



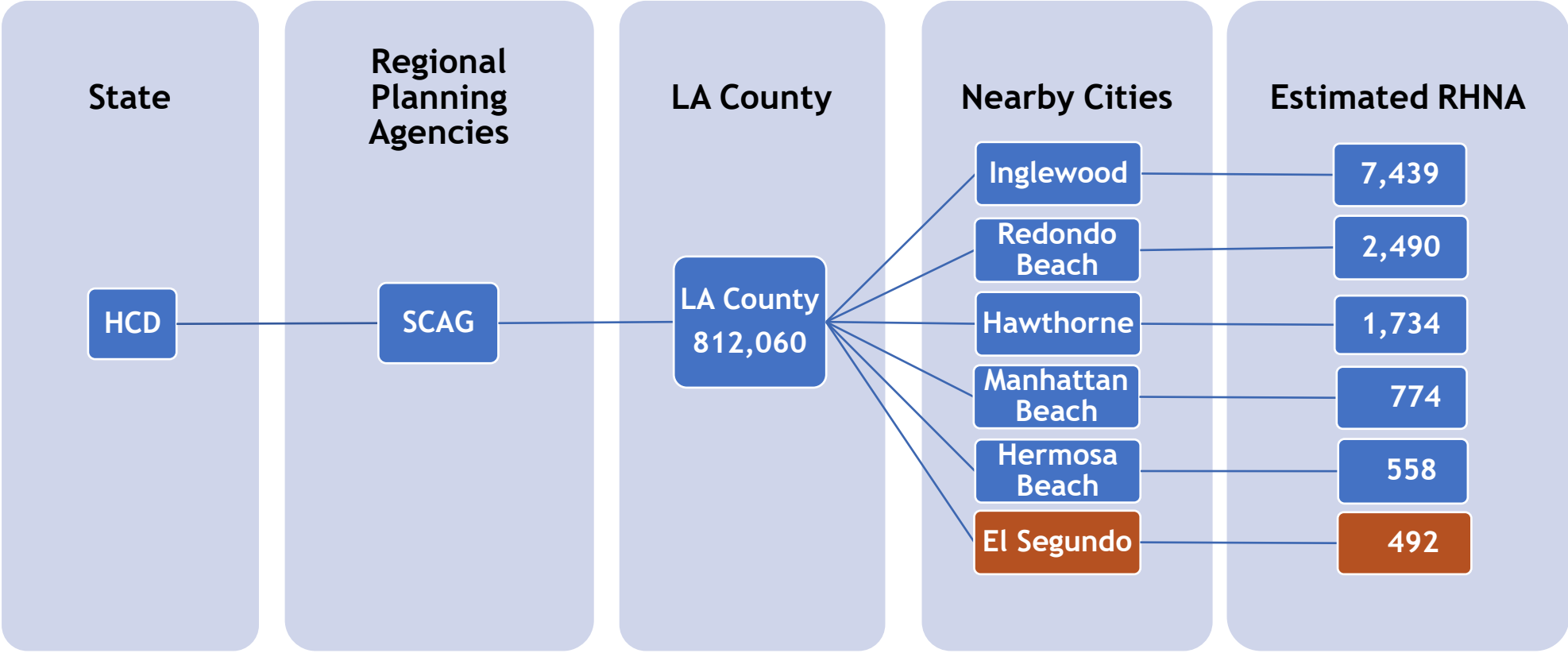
Housing Element Requirements

- Plan for projected housing demand, as required by State of California (RHNA)
- Increase housing production where needed to meet demand
- Preserve existing affordable housing units
- Improve safety, quality, and condition of existing housing
- Facilitate housing production for all incomes, household types, & special needs groups
- Promote fair housing choice for all





Regional Housing Needs Allocation (RHNA) for 2021-2029



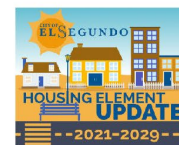
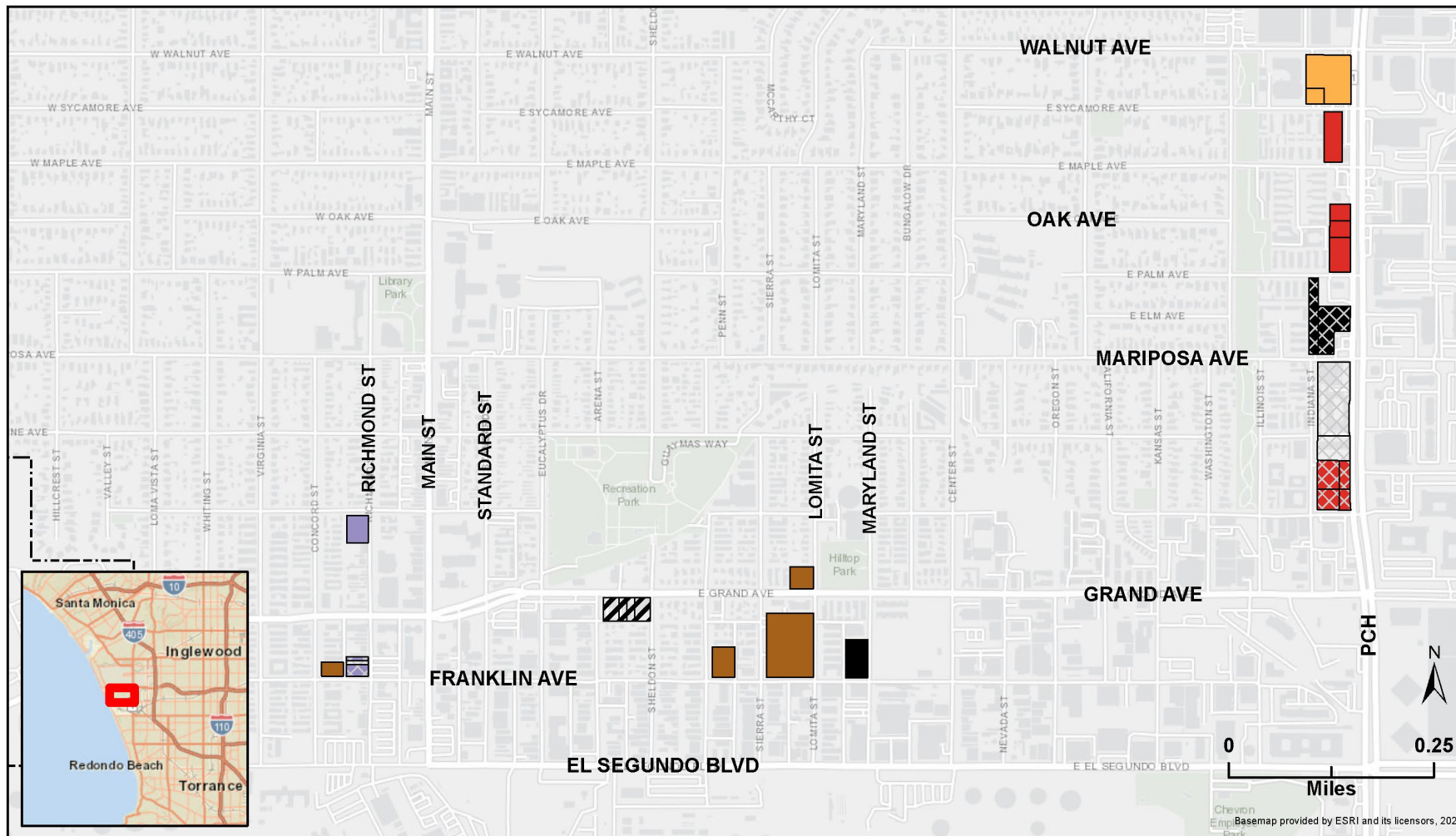
Each jurisdiction's Housing Element must show how it can accommodate its RHNA number.

El Segundo's RHNA Allocation

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%

El Segundo's RHNA Strategy

	Very Low	Low	Moderate	Above Moderate	Total
Overall RHNA (Including 5th Cycle Carryover)	207	99	84	131	521
ADUs	14	34	5	27	80
Entitled Projects	0	0	0	4	4
Pending	3	29	0	231	263
Candidate Rezone Sites	214	89	100	11	414
Total	231	152	105	273	761
Surplus/Shortfall	+24	+53	+21	+142	+240
	12%	54%	25%	108%	46%



Map Date: August 30, 2021 draft



Housing Programs

Program	Status
Housing Rehabilitation	Pursue funding to reinstate
Code Compliance	Existing
Accessory Dwelling Units	New, required by State law
Inclusionary Housing Ordinance/Affordable Housing Strategy	New
Provision of Adequate Sites	New, required by State law
Monitoring of No Net Loss	New, required by State law
Lot Consolidation	Existing
Municipal Code Amendments	New, required by State law
Fair Housing Program	New, required by State law

Next Steps

- June 2021:** Initiate Mitigated Negative Declaration (MND)
- September 2021:** Finalize Sites Inventory and Draft Housing Element
- October 2021:** Submit Draft Housing Element to HCD for review
- December 2021:** Finalize Housing Element
- January 13, 2022:** Planning Commission Recommends Housing Element
- February 1, 2022:** City Council Adopts Housing Element and Submits to HCD for Final Certification

