

**Please Start Here**

General Information	
Jurisdiction Name	El Segundo
Reporting Calendar Year	2022
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**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](#)

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**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 reopened.

**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://apr.hcd.ca.gov/APR/login.do>

### Submittal Instructions

**Please save your file as Jurisdictionname2022 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

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:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** 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 [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *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](mailto:opr.apr@opr.ca.gov).*

**2. Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.





Jurisdiction	El Segundo	
Reporting Year	2022	(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	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	207	-	-	-	-	-	-	-	-	-	-	-	207
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	99	-	-	-	-	-	-	-	-	-	-	-	99
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	84	-	-	-	-	-	-	-	-	-	-	-	84
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		131	-	15	30	-	-	-	-	-	-	-	45	86
Total RHNA		521	-	15	30	-	-	-	-	-	-	-	45	476
Total Units			-	15	30	-	-	-	-	-	-	-	45	476
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 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		104		-	-	-	-	-	-	-	-	-	-	104

\*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.

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).





# 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

<b>Housing Programs Progress Report</b> 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.



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	In progress. The City maintains a database (ADU log) that tracks: <ul style="list-style-type: none"> <li>- Number of ADUs applied, permitted, and completed each year</li> <li>- Property address and APN</li> <li>- Permit numbers</li> <li>- Applicant Name</li> <li>- Description (attached/detached, one/two story)</li> <li>- Size</li> </ul>
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	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 (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	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. In Q2/Q3 of 2023, staff will present a revised Affordable Housing Strategy to Planning Commission and City Council for approval.
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	No activity to report in 2022. In progress. In Q3 2023, the City will develop and post on its website a SB 35 pre-application form (using the HCD's template) and written application procedures.
Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	Ongoing	On June 23, 2022 and January 12, 2023, the City's Planning Commission held public hearings and recommended City Council adoption of 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. The City anticipates that the above regulations will be considered and adopted by City Council in Q1/Q2 of 2023.
5. Urban Lot Split	By summer 2023, develop checklist for SB 9 application.	By summer 2023	On March 1, 2022, the City Council adopted Ordinance 1633 establishing standards for urban lot splits. In March 2022, the City completed a handout visually describing the new development standards for urban lot splits in Ordinance 1633. In Q2 2023, the City will develop an application checklist and will post it along with the development standards handout on the City website.
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	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 2023.

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	In progress. Anticipated completion in Q2/Q3 2023
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	In progress. On December 8, 2022, the City entered into an agreement with a consulting firm to develop objective design standards. Anticipated completion in Q2/Q3 2023
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	No activity to report in 2022. In progress. Anticipated completion in Q3 2023
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	Downtown Specific Plan Update. In progress. In 2021, the City entered into an agreement with a consultant team to assist in an update of the Downtown Specific Plan. This update contemplates additional commercial and residential development in the Downtown area including up to 300 new residential units. In 2022, the City completed an existing conditions evaluation, stakeholder interviews, and community meetings as part of its public outreach process. The City also held a Planning Commission study session on November 10, 2022. Currently, the City and consultant team is preparing a draft Downtown Specific Plan update and a draft Environmental Impact Report for compliance with CEQA. Anticipated completion in Q3/Q4 2023.  Smoky Hollow Specific Plan. In progress. On August 15, 2022, the City entered into an agreement with a consulting firm to assist the City in a limited update of the Smoky Hollow Specific Plan, including the addition of limited residential uses in the plan area. Anticipated completion in Q3/Q4 2023
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	No activity to report in 2022. In progress. In 2023, the City will develop a database to track and update its Sites Inventory capacity. Anticipated completion in Q2 2023
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	No activity to report in 2022. In progress.

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	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.  In 2023, the City will reach out to the same groups as part of its community outreach process (Program 10 of the adopted Housing Element).
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	No activity to report in 2022. The City anticipates initiating this process in Q4 2023.
9. El Segundo Municipal Code (ESMC) Amendments	Density Bonus	By the end of 2023	In progress. 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. Anticipated City Council adoption in Q1 2023.
El Segundo Municipal Code (ESMC) Amendments	Transitional and Supportive Housing	By the end of 2023	In progress. 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. Anticipated City Council adoption in Q1 2023.
El Segundo Municipal Code (ESMC) Amendments	Single Room Occupancy (SRO) or Micro-Unit Housing	By the end of 2023	In progress. 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. Anticipated City Council adoption in Q1 2023.
El Segundo Municipal Code (ESMC) Amendments	Residential Care Facilities for Seven or More	By the end of 2023	No activity to report in 2022. In progress. Anticipated completion in Q4 2023
El Segundo Municipal Code (ESMC) Amendments	Emergency Shelters	By the end of 2023	In progress. In Q4 2022, the City reviewed recent state legislation and initiated a Zone Text Amendment on the subject of emergency shelters. Anticipated completion in Q4 2023.
El Segundo Municipal Code (ESMC) Amendments	Low Barrier Navigation Center (LBNC)	By the end of 2023	In progress. In Q4 2022, the City reviewed recent state legislation and initiated a Zone Text Amendment on the subject of emergency shelters. Anticipated completion in Q4 2023.

El Segundo Municipal Code (ESMC) Amendments	Employee Housing	By the end of 2023	No activity to report in 2022. Anticipated completion in Q4 2023
El Segundo Municipal Code (ESMC) Amendments	Reasonable Accommodation	By the end of 2023	No activity to report in 2022. Anticipated completion in Q4 2023
El Segundo Municipal Code (ESMC) Amendments	R-3 Zone	By the end of 2023	In progress. Anticipated completion in Q2/Q3 2023
El Segundo Municipal Code (ESMC) Amendments	Parking Requirements	By the end of 2023	In progress. Anticipated completion in Q2/Q3 2023
El Segundo Municipal Code (ESMC) Amendments	Senior Housing	By the end of 2023	No activity to report in 2022. Anticipated completion in Q4 2023
El Segundo Municipal Code (ESMC) Amendments	Findings for Site Plan Review	By the end of 2023	No activity to report in 2022. Anticipated completion in Q4 2023
10. Community Outreach	Conduct annual consultation meetings with the Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	Annually	No activity to report in 2022. In Q2/Q3 2023, the City will schedule meetings with the Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.
Community Outreach	Conduct a community outreach program	Annually with APR	No activity to report in 2022. In 2023 and annually, a housing-related community meeting will be scheduled in Q2.
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 October 2022, 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 is committed for the years 2022-2023 and 2023-2024 for other programs and services. However, 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 2022, 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	No activity to report in 2022.
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	No activity to report in 2022. In progress. In 2023, the City will develop an interest list and allow the public to sign up on the City's website for fair housing updates. Anticipated completion in Q2 2023

<p>Fair Housing Program Fair Housing Outreach</p>	<p>Update City website with affordable housing projects and resources</p>	<p>Semi-annually</p>	<p>In progress. In 2022, the City approved entitlements for a mixed-use commercial/residential project 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 2023, the City will update its Housing Division webpage to include affordable housing projects and resources. Anticipated completion in Q2/Q3 2023</p>
<p>Fair Housing Program Fair Housing Outreach</p>	<p>Include fair housing information on the City's website, including up-to-date fair housing laws, services, and information on filing discrimination complaints.</p>	<p>By January 2023</p>	<p>No activity to report in 2022.  In 2023, the City will update its Housing Division webpage to include affordable housing projects and resources, as well as fair housing information. Anticipated completion in Q2/Q3 2023</p>
<p>Fair Housing Program Fair Housing Outreach</p>	<p>Utilize non-traditional media (i.e., social media, City website) in outreach and education efforts in addition to print media and notices.</p>	<p>2021-2029</p>	<p>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 2023, the City will conduct similar outreach activities in conjunction with its annual fair housing community meeting in Q2.</p>

<p>Fair Housing Program Fair Housing Outreach</p>	<p>Continue advertising and providing programs related to fair housing including the Home Delivered Meals program, Senior In-Home Care program, and Juvenile Diversion program.</p>	<p>2021-2029</p>	<p>In 2022, 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 2023. 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.</p> <ol style="list-style-type: none"> <li>1. <u>Senior In-Home Care</u> 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.</li> <li>2. <u>Juvenile Diversion</u> 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.</li> <li>3. <u>Home Delivered Meals</u> 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.</li> </ol>
<p>Program 4: Affordable Housing Strategy</p>	<p>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.</p>	<p>By end of 2023</p>	<p>In conjunction with its annual fair housing community meeting in Q2 2023, the City will identify events and facilities in the northern and eastern areas of the City and will promote the annual community meeting and the Housing Division website with flyers, booths, and other direct means of outreach. This will be in addition to the citywide outreach effort that includes a dedicated website, social media postings, emails, directed mailings, and public notices in the local newspaper.</p>
<p>Program 10: Community Outreach</p>	<p>Conduct consultation meetings with the City’s new Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.</p>	<p>Annually beginning 2023</p>	<p>No activity to report in 2022. The City will schedule annual consultation meetings with Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board in Q2 of each year.</p>
<p>Program 10: Community Outreach</p>	<p>Conduct community outreach as part of the Annual Progress Report process.</p>	<p>Annually beginning 2023</p>	<p>No activity to report in 2022. In 2023, the City will conduct a community meeting regarding its Annual Progress Report in Q2 2023 in conjunction with its fair housing community meeting.</p>
<p>Program 3: Accessory Dwelling Units (ADU)</p>	<p>Develop incentives and tools to facilitate ADU construction.</p>	<p>By end of 2023</p>	<p>No activity to report in 2022. The City will develop an ADU handout, pre-approved ADU plans, and post ADU-related fees on its website in 2023</p>

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	In progress. The City will post ADU information on its Housing Division webpage, including links to CalHFA's grant program. To be completed in Q2 of 2023.
Program 3: Accessory Dwelling Units (ADU)	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.
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	2021-2029	On June 23, 2022 and January 12, 2023, the City's Planning Commission held public hearings and recommended City Council adoption of ordinances to establish regulations for: a) State Density Bonus applications, Transitional and Supportive Housing, and Micro-Units. The City anticipates that the above regulations will be considered and adopted by City Council in Q1/Q2 of 2023.
Program 5: Urban Lot Split	Develop checklist to implement SB 9 (Urban Lot Split) through an administrative process.	Develop checklist by summer 2023	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 will develop an application checklist and post it along with the development standards handout on the City website.
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 2023.
Program 6: Provision of Adequate Sites	Rezone adequate sites for the 6th cycle RHNA shortfall.	By October 15, 2024	In progress. Anticipated completion in Q2/Q3 2023
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	Downtown Specific Plan Update. In progress. In 2021, the City entered into an agreement with a consultant team to assist in an update of the Downtown Specific Plan. This update contemplates additional commercial and residential development in the Downtown area including up to 300 new residential units. In 2022, the City completed existing conditions evaluation, stakeholder interviews, and community meetings as part of its public outreach process. The City also held a Planning Commission study session on November 10, 2022. Currently, the City and consultant team is preparing a draft Downtown Specific Plan Update and a draft Environmental Impact Report for compliance with CEQA. Anticipated completion in Q3/Q4 2023.  Smoky Hollow Specific Plan. In progress. On August 15, 2022, the City entered into an agreement with a consulting firm to assist the City in a limited update of the Smoky Hollow Specific Plan, including the addition of limited residential uses in the plan area. Anticipated completion in Q3/Q4 2023

<b>AFFH: Public Improvements in Areas with Housing Element Sites</b>	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	No activity to report in 2022. In 2023, the City will prioritize sidewalk repairs and pedestrian ramp improvements for locations in the Housing Element sites inventory in the 2023-2024 FY budget.
<b>Program 1: Residential Sound Insulation</b>	Coordinate with LAWA to assist in outreach to owners eligible for the Residential Sound Insulation Program (RSI).	In 2023 and annually thereafter	No activity to report in 2022
<b>Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy</b>	Engage in dialogues with affordable housing providers to learn if there are actions the City can take to support their continued operation.	2021-2029	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. In Q2/Q3 of 2023, staff will present a revised Affordable Housing Strategy to Planning Commission and City Council for approval.
<b>Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy</b>	Establish the Inclusionary Housing program.	By 2025	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 a Housing Overlay and a Mixed-Use Overlay that will allow for densities up to 70 du/ac and 85 du/ac respectively. The City is planning to implement the rezoning in summer 2023, which may also incorporate incentives for the provision of affordable housing in the Housing and Mixed-Use Overlays.
<b>Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy</b>	Adopt Final Affordable Housing Strategic Plan and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	By Summer 2023	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. In Q2/Q3 of 2023, staff will present a revised Affordable Housing Strategy to Planning Commission and City Council for approval.
<b>Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy</b>	Establish written procedures to streamline affordable housing pursuant to SB 35.	By end of 2022	No activity to report in 2022. In progress. In Q3 2023, City to develop and post on the City website a SB 35 pre-application form (using the HCD's template) and written applications procedures.



<p>Program 9: El Segundo Municipal Code Amendments</p>	<p>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.</p>	<p>By end of 2023</p>	<p>In progress. In Q4 2022, the City reviewed recent state legislation and initiated a Zone Text Amendment on the subject of <u>emergency shelters and low barrier navigation centers</u>. Anticipated completion in Q4 2023.</p> <p>In progress. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a <u>density bonus ordinance</u>. 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. Anticipated City Council adoption in Q1 2023.</p> <p>No activity to report on <u>employee housing, reasonable accommodation, and residential care facilities</u> in 2022. Anticipated completion in Q4 2023</p>
<p>AFFH: Mobility</p>	<p>Collaborate with other jurisdictions to create a new countywide source of affordable housing – South Bay Affordable Housing Trust.</p>	<p>By October 2022</p>	<p>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 intend to solicit 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.</p>
<p>AFFH: Displacement</p>	<p>Retain city fair housing service providers to conduct additional outreach and education.</p>	<p>Establish city program by the end of FY 2023</p>	<p>In progress. In Q4 2022, the City contacted LACDA and a fair housing service provider to investigate the feasibility of retaining their services. Anticipated completion in Q4 2023.</p>
<p>AFFH: Displacement</p>	<p>Focus fair housing outreach and education in areas with high displacement risk, specifically where renters, including overpaying renters, are most concentrated.</p>	<p>Establish city program by the end of FY 2023</p>	<p>In progress. 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.</p> <p>In 2023, part of the City's outreach program will include similar outreach activities in conjunction with its annual fair housing community meeting in Q2. In addition, the City will schedule annual consultation meetings with Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board in Q2 of each year. Anticipated completion in Q3 2023.</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>No activity to report in 2022. In 2023, the City will include outreach and education on recent State laws in the City's fair housing outreach program as outlined above (Program 10). In addition, a fair housing factsheet for ADU and SB 9 application packets will be completed in Q3 2023.</p>
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Jurisdiction	El Segundo	
Reporting Period	2022	(Jan. 1 - Dec. 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 to receive the password that will enable you to populate these fields.				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>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									







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and restrictions for the unit. Before adding information to

ove Moderate	Notes
	6

<u>Date Converted</u>	<u>Notes</u>
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Jurisdiction	El Segundo	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Not
Cells in g

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier			Project Type	Date	Units (Beds/Student Capacity) Approved							
1			2	3	4							
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	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
Summary Row: Start Data Entry Below												

<b>Jurisdiction</b>	El Segundo	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>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		30
<b>Total Units</b>		<b>30</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	0	0	0
2 to 4	0	0	0
5+	8	0	0
ADU	0	30	0
MH	263	0	0
<b>Total</b>	<b>271</b>	<b>30</b>	<b>0</b>

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

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 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>

Cells in grey contain auto-calculation formulas

Jurisdiction	El Segundo	
Reporting Year	2022	(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	In Progress	None	
Adoption: Public Hearings	\$5,000.00	\$0.00	In Progress	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	3
	Non-Deed Restricted	0
Low	Deed Restricted	29
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	239
Above Moderate		0
<b>Total Units</b>		<b>271</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		30
<b>Total Units</b>		<b>30</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		0
<b>Total Units</b>		<b>0</b>