



Annual Housing Community Meeting

Housing Element Status Update

October 10, 2024

What is the Housing Element?

- One of seven mandated elements of the General Plan
 - Must be updated every 8 years
- Certified by Department of Housing and Community Development (HCD)
- Contents:
 - “Community Profile”
 - Provides an assessment of both 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 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% |



Housing Solutions

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

Housing Solutions

- **Accessory Dwelling Units (ADU)**
- Entitled Projects
- Sites Inventory/Rezoning
- 2021-2029 – 120 projected
- 2021 – 19 permits issued
- 2022 – 34 permits issued
- 2023 – 18 permits issued
- 2024 – 14 permits issued
- **Total – 85 permits issued**

Housing Solutions

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

Pacific Coast Commons



Housing Solutions

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

Sites Inventory – Rezoning program

COMPLETED!

Program No. 6 - Rezoning (Mixed-Use Overlay)



Four sites

Density: 75 du/ac

Additional units: 335

703 North PCH



Program No. 6 - Rezoning (Housing Overlay)

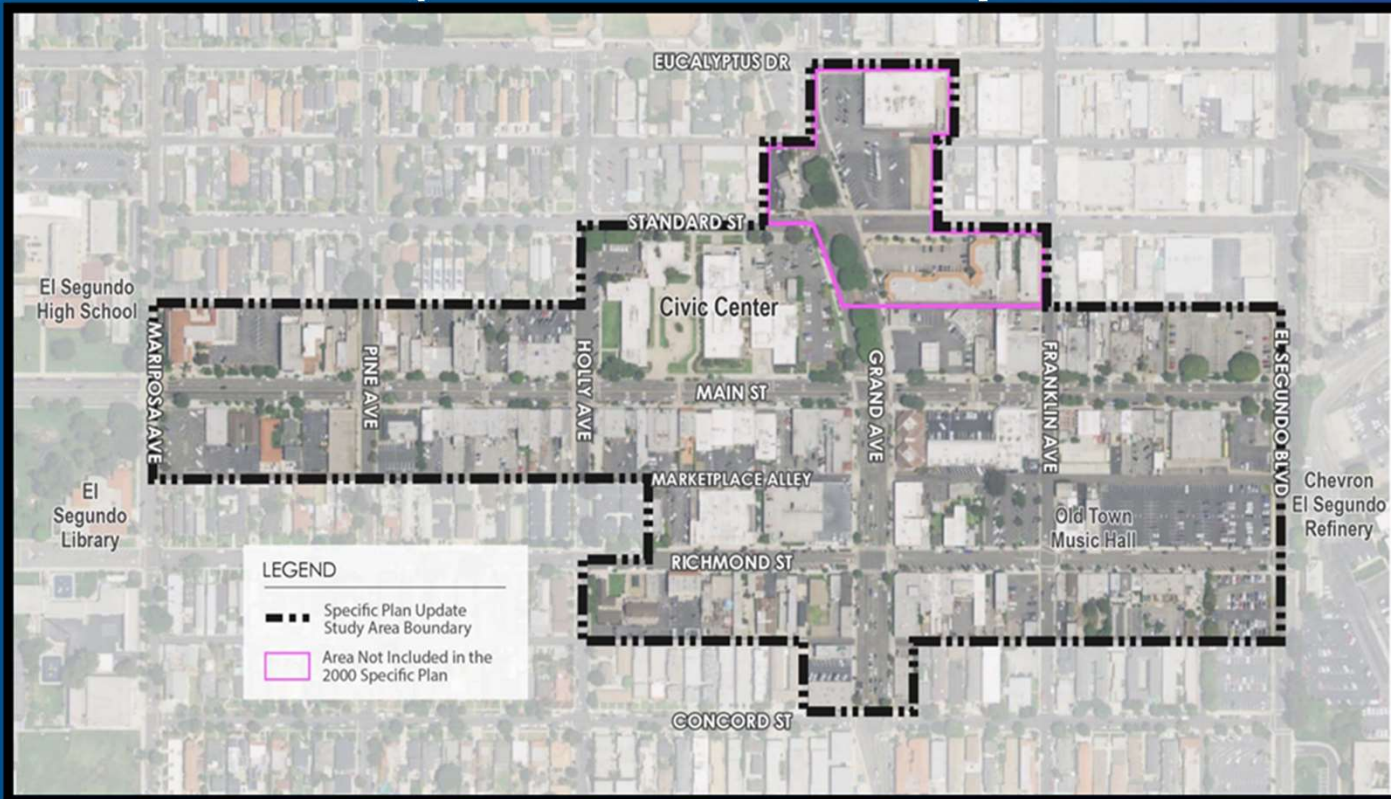


Five sites

Density: 65 du/ac

Additional units: 193

Program No. 6 - Rezoning (Downtown Specific Plan)



District-wide

Density: No maximum

Additional units: 300

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

Housing Programs/Plan

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Housing Programs/Plan

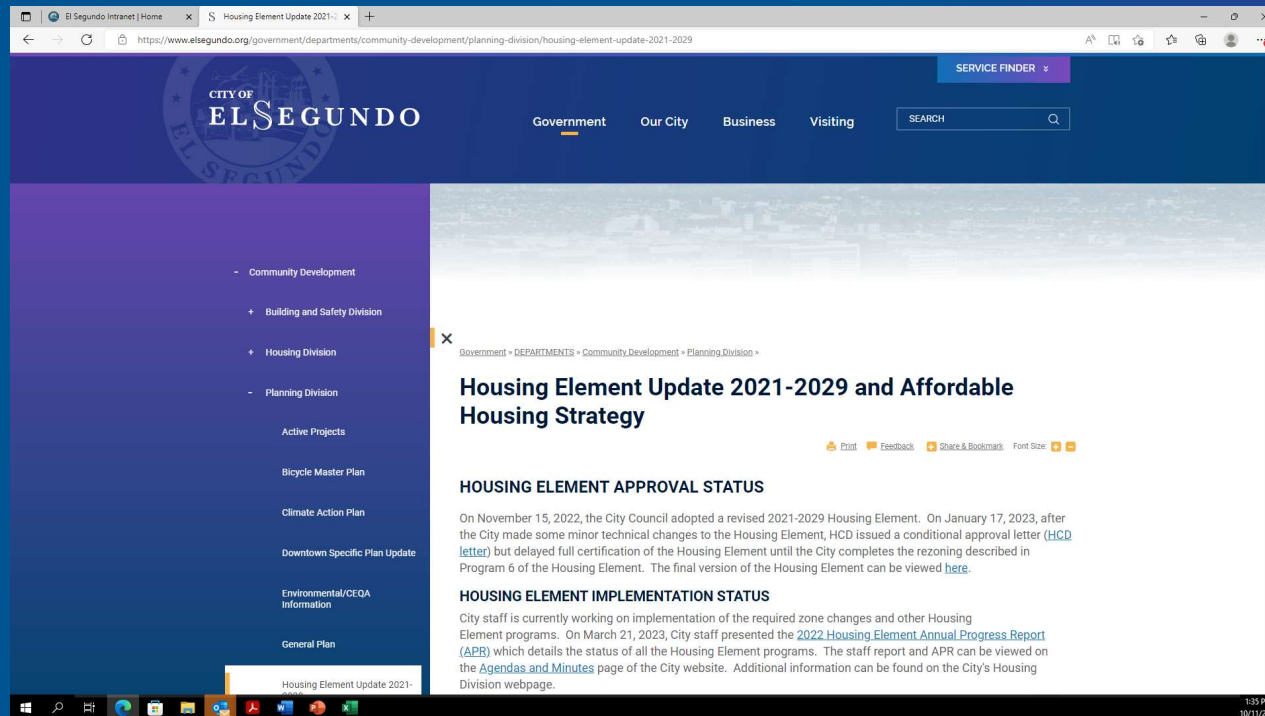
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City Website and Resources

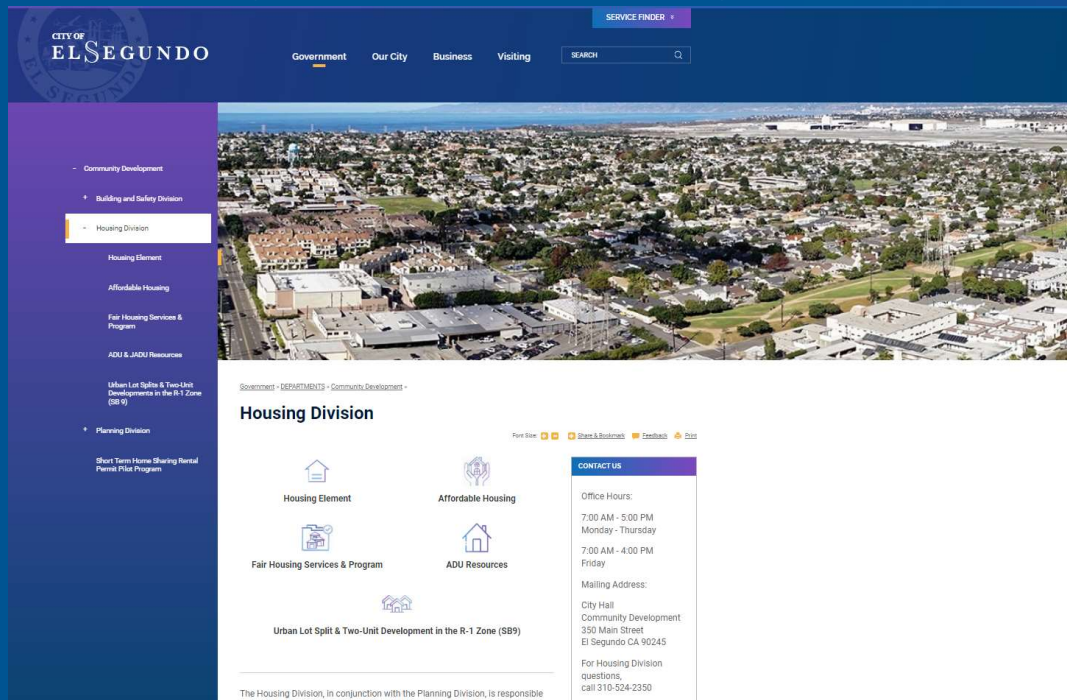
- www.elsegundo.org/housing-element



- 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

| 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



In the works

- ADU permit fee calculator
- Pre-approved ADU plan program
- Residential Parking Requirements Amendment
- General Plan Land Use Element Update
- Smoky Hollow Live/Work Amendment



Questions and Comments





Housing Programs

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