

**Please Start Here**

General Information	
Jurisdiction Name	El Segundo
Reporting Calendar Year	2025
Contact Information	
First Name	Michael
Last Name	Allen
Title	Community Development Director
Email	mallen@elsegundo.org
Phone	3105242345
Mailing Address	
Street Address	350 Main Street
City	El SEgundo
Zipcode	90245

**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](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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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://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

**Submittal Instructions**

**Please save your file as Jurisdictionname2025 (no spaces).** Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

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.

## Summary

<b>Jurisdiction</b>	El Segundo	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
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		36
<b>Total Units</b>		<b>36</b>

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	6	11	2
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	25	9
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>6</b>	<b>36</b>	<b>11</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	46	36
Not Indicated as Infill	0	0

## Summary

Housing Applications Summary	
Total Housing Applications Submitted:	43
Number of Proposed Units in All Applications Received:	43
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
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>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	43	43
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	64
Sites Rezoned to Accommodate the RHNA	0





Table A2  
- New Construction, Entires, Permits and Completed Unit

Project Identifier		Affordability by Household Incomes - Building Permits										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			Notes	
Current APN	Street Address	Project Name	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entirement Only Affordable	# of Units Issued Entitlements	Acutely Low-Income Deed Restricted	Low-Income Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the units were affordable (see instructions)	Term of Affordability or Deed Restriction (if applicable, enter "100Y")	Number of Demolished/Destroyed Units	Demolished Units	Demolished/Destroyed Units or Change of Rental	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Including Parking Waivers or Parking Modifications)	List the Incentives, Concessions, Waivers, and Modifications (Including Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
4130-01-002	601 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245															1	Demolished	0					
4131-01-017	7118 F STREET AVE. ST. SEGUNDO, CALIFORNIA 90245															1	Demolished	0					
4131-005-014	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245																						
4130-020-002	513 WASHINGTON ST. ST. SEGUNDO, CALIFORNIA 90245																						
4132-020-019	100 W. WYOMING AVE. ST. SEGUNDO, CALIFORNIA 90245															1	Demolished	0					
4132-020-010	100 W. WYOMING AVE. ST. SEGUNDO, CALIFORNIA 90245																						
4132-017-007	200 BROAD ST. SEGUNDO, CALIFORNIA 90245															1	Demolished	0					
4132-017-007	200 BROAD ST. SEGUNDO, CALIFORNIA 90245																						
4130-020-007	7118 F STREET AVE. ST. SEGUNDO, CALIFORNIA 90245																						
4131-005-015	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245															1	Demolished	0					
4130-011-013	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245																						
4132-020-007	711 WYOMING ST. ST. SEGUNDO, CALIFORNIA 90245																						
4132-004-002	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245																						
4130-011-007	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245																						
4130-011-007	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245																						
4130-011-007	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245																						
4132-005-003	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245																						
4132-005-003	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245															1	Demolished	0					
4132-005-003	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245																						
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4132-005-003	1000 CALIFORNIA ST. ST. SEGUNDO, CALIFORNIA 90245																						
4132-005-003	1000 CALIFORNIA ST.																						

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		Income Level							Building Permits Issued	# of Units Issued Building Permits	Affordability by Income Level - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction (years) (If affordable in perpetuity enter "000")	Demolished/Destroyed Units		Density Bonus				Notes	
Current APR	Street Address	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	Assistance Programs for Each Development (May select multiple - see instructions)				Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the units were affordable (see instructions)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units		Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Modifications)	Did the project include a reduction or waiver of parking standards? (Y/N)	Notes				
4130-02-1022	301 OLIVE STREET, SEQUOIA, CA 94967						26	13110000																
4131-02-0207	1515 W. PALM AVE., SEQUOIA, CA 94967						1	12420000																
4131-02-0104	1015 W. PALM AVE., SEQUOIA, CA 94967						1	91700000																
4130-02-0202	301 WASHINGTON ST., SEQUOIA, CA 94967						1	12420000																
4130-02-0109	422 E. MAIN ST., SEQUOIA, CA 94967						1	73320000																
4130-02-0109	422 E. MAIN ST., SEQUOIA, CA 94967						1	131900000																
4130-01-0207	1015 W. PALM AVE., SEQUOIA, CA 94967						1	92820000																
4130-01-0207	1015 W. PALM AVE., SEQUOIA, CA 94967						1	82120000																
4130-02-0207	1515 W. PALM AVE., SEQUOIA, CA 94967						1	121010000																
4131-02-0106	201 W. PALM AVE., SEQUOIA, CA 94967						1	93020000																
4130-01-0108	1015 W. PALM AVE., SEQUOIA, CA 94967						1	81320000																
4130-02-0207	1015 W. PALM AVE., SEQUOIA, CA 94967						1	60720000																
4130-02-0405	1015 W. PALM AVE., SEQUOIA, CA 94967						1	71020000																
4130-01-0207	1015 W. PALM AVE., SEQUOIA, CA 94967						1	70720000																
4130-01-0207	1015 W. PALM AVE., SEQUOIA, CA 94967						1	70720000																
4130-01-0207	1015 W. PALM AVE., SEQUOIA, CA 94967						1	70720000																
4130-01-0207	1015 W. PALM AVE., SEQUOIA, CA 94967						1	70720000																
4130-01-0207	1015 W. PALM AVE., SEQUOIA, CA 94967						1	70720000																
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4130-01-0207	1015 W. PALM AVE., SEQUOIA, CA 94967						1	70720000																



<b>Jurisdiction</b>	El Segundo	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2									3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029			Total Units to Date (all years)
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	189	-	-	-	-	-	-	-	-	-	-	-	189
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	88	-	-	-	-	-	-	-	-	-	-	-	88
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	84	-	-	-	-	-	-	-	-	-	-	-	84
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		131	5	1	30	22	28	36	-	-	-	-	122	9
<b>Total RHNA</b>		<b>492</b>												
<b>Total Units</b>			<b>5</b>	<b>1</b>	<b>30</b>	<b>22</b>	<b>28</b>	<b>36</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>122</b>	<b>370</b>

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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		2025		(Jan. 1 - Dec. 31)					
Table D Program Implementation Status pursuant to GC Section 65583									
Housing Status 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	5	6	7	8	9	
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents	
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.	10/15/2029	6th Cycle	Continuous	In Q4 2023, the City closely coordinated with LAWA in the outreach process to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began treating homes and the City processed 95 permit applications. In 2025, the City processed 98 permit applications.	Other	98	None	
2. Code Compliance Inspection Program	Continue to conduct inspections on a complaint basis through the City's Community Development Department and Neighborhood Preservation Officer	10/15/2029	6th Cycle	Continuous	In 2025, the Neighborhood Preservation Officer conducted inspections at 158 residential properties in response to complaints. The typical complaints included illegal construction, noise, overgrown vegetation, housing concerns, and other zoning violations.	Other	158	None	
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.	12/31/2023	6th Cycle	Completed	REAP: In progress. 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> The REAP-funded ADU Acceleration efforts concluded with a final report containing recommendations for cities wishing further accelerate ADU production. The City through its existing tools and incentives has implemented some of the final report recommendations. TOOLS: Completed: In Q4 2023, the City completed and posted an ADU handout on the City's Housing Division webpage. The handout includes ADU development standards and an application submittal checklist. INCENTIVES: Completed: In Q4 2024, the City developed and in Q1 2025 launched a pre-approved ADU plans program. As architects submit plans for pre-approval and the City pre-approves them, they will be posted on the City website. The City received one ADU plan pre-approval application in 2025. In addition, the City developed its own ADU calculator to assist property owners and developers estimate the costs of developing ADUs. Information on the Pre-Approved ADU (PADU) program and the ADU fee calculator can be found on the City's Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>	Other		<a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>	
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).	12/31/2022	6th Cycle	Completed	Completed. In Q2 of 2023, the City posted ADU-related information and resources on the City's Housing Division webpage. The ADU information can be found at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources">https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources</a> The information on this webpage will be reviewed on an ongoing basis and updated as needed.	Other		<a href="https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources">https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources</a>	
Accessory Dwelling Units (ADU)	Beginning in 2022 and annually thereafter, pursue available funding to facilitate ADU construction, including affordable ADUs.	10/15/2029	6th Cycle	Continuous	In progress. In 2023, the City investigated and posted information on its Housing Division webpage regarding funding opportunities through HUD and CalHFA. In 2025, the City promoted this information through its community outreach efforts. In addition, the City also participates in the REAP funded, SBCCOG project to accelerate ADU production, as mentioned above.	Other		<a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>	
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.	12/31/2024	6th Cycle	Completed	Completed. The City maintains a database (ADU log) that tracks: - Number of ADUs applied, permitted, and completed each year - Property address and APN - Permit numbers - Applicant Name - Description (attached/detached, one/two story) - Size In Q4 2024, the City evaluated its incentives for ADU construction and determined that no adjustments were necessary, because the ADU construction activity exceeded the Housing Element projections (120 ADUs overall or 15 ADUs per year). The City will annually evaluate and, if necessary, adjust its incentives for ADU construction. In 2025, the City issued 25 permits for ADUs. Overall, in the 5-year period from 2021 through 2025, the City issued 110 ADU permits overall (or 22 ADUs per year)	Units	25	City of El Segundo Housing Division webpage (ADU Resources) <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources">https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources</a>	
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.	12/31/2024	6th Cycle	Completed	Completed. 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, which were implemented on May 7, 2024 (See program 6)	Other		<a href="https://www.elsegundo.org/home/showpublisheddocument/8667/63852040136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/63852040136730000</a>	
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.	10/15/2029	6th Cycle	Continuous	Adoption Completed. 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. On December 19, 2023, the City Council adopted the Affordable Housing Strategy and established implementation priorities. Implementation Ongoing. On July 15, 2024, the City entered into an agreement (No. 7035) with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. On February 18, 2025, the City Council amended code to delay collection of development impact fees for residential projects (EA 1378, Ord. 1668). On June 3, 2025, the City Council adopted local tenant preference June 3rd 2025 (Resolution No. 5548). On June 3, 2025, the City Council considered a report from staff on potential options for the long-term viability of the Park Vista Senior Housing Facility. The Council directed staff to conduct a property condition assessment. - A property condition assessment (repairs and maintenance) was performed before the end of 2025, and the findings will be presented to the City Council early 2026. Implementation of the Affordable Housing Strategic Plan will be ongoing throughout the Housing Element planning period. The adopted Affordable Housing Strategy can be found on the City's Housing Division webpage under "Affordable Housing Strategic Plan."	Other		Professional Services Agreement No 7035 (RSG) <a href="https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&amp;dbid=0&amp;respc=COES">https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&amp;dbid=0&amp;respc=COES</a> City of El Segundo Housing Division webpage <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing">https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing</a> February 19, 2025 City Council Agenda Packet: <a href="https://www.elsegundo.org/home/showpublisheddocument/10288/63875067385870000">https://www.elsegundo.org/home/showpublisheddocument/10288/63875067385870000</a> June 3, 2025 City Council Agenda Packet: <a href="https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000">https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000</a>	
Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish written procedures to streamline affordable housing pursuant to SB 35 by the end of 2022.	12/31/2022	6th Cycle	Completed	In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form and written application procedures. In 2025, the pre-application form and related procedures were finalized and posted on the City website.	Other		City of El Segundo Planning Division website - Planning applications page (Handouts and Forms section) <a href="https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications">https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications</a>	
Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	10/15/2029	6th Cycle	Continuous	On March 7, 2023, the City Council adopted three 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. On May 7, 2024, the City Council adopted an ordinance (No. 1657) amending the municipal code for the following purposes: 1. Updated the City's subdivision regulations to allow ministerial approval of residential 10-lot subdivisions 2. Increased the maximum permitted density of the Multiple-Family Residential (R-3) zone to 30 dwelling units per acre 3. Established objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. 4. Amended the Site Plan Review Findings of approval to streamline the development review process and provide more certainty of the outcome. On April 1, 2025, the City Council adopted an ordinance (No. 1670) reducing the parking requirements for multi-family residential uses.	Other		March 7, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/62663/638132464542330000">https://www.elsegundo.org/home/showpublisheddocument/62663/638132464542330000</a> May 7, 2024 City Council agenda packet: <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/63852040136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/63852040136730000</a> April 1, 2025 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/10551/638786835875100000">https://www.elsegundo.org/home/showpublisheddocument/10551/638786835875100000</a>	
5. Urban Lot Split	By summer 2023, develop checklist for SB 9 application.	5/31/2023	6th Cycle	Completed	Completed. In March 2022, the City completed a development standards handout visually describing the new development standards for urban lot splits in Ordinance 1633. In 2023, the City posted a development standards handout on the City website. In February 2024, the City developed an application checklist and posted it on the Planning Division website, on the Planning Applications page. On May 20, 2025, the City Council adopted an ordinance amending the municipal code SB 9 regulations to bring them into compliance with SB 450. In 2026, a new SB 9/SB 450 development standards handout will be prepared and posted online.	Other		Link to Urban Lot Split (SB 9) planning application guide. <a href="https://www.elsegundo.org/home/showpublisheddocument/10348/63875982809670000">https://www.elsegundo.org/home/showpublisheddocument/10348/63875982809670000</a>	
6. Provision of Adequate Sites	By October 15, 2022, rezone adequate sites to accommodate the 08-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 low income units (29 low income and 3 very low income).	10/15/2022	6th Cycle	Completed	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 Q3 of 2026.	Other		April 19, 2022, City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/52498/63785525383800000">https://www.elsegundo.org/home/showpublisheddocument/52498/63785525383800000</a>	
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).	5/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Resolution No. 5474 and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.	Other		April 16, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000">https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000</a> May 7, 2024 City Council agenda packet: <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/63852040136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/63852040136730000</a>	
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.	5/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Resolution No. 5474 and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6. In addition, the new overlay zones establish objective development standards for high density housing developments consistent with SB 330 that will also serve as objective development standards for SB 35 and AB 2011 housing developments.	Other		April 16, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000">https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000</a> May 7, 2024 City Council agenda packet: <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/63852040136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/63852040136730000</a>	
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.	10/15/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Ordinance No. 1657 to establish the Mixed Use and Housing Overlays identified in Program 6 of the Housing Element. The Ordinance incorporated a provision of by-right approval of projects on the rezoned sites if the projects provide 20 percent of the units as affordable housing for lower income households.	Other		April 16, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000">https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000</a> May 7, 2024 City Council agenda packet: <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/63852040136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/63852040136730000</a>	

Provision of Adequate Sites	By October 15, 2024, update Downtown Specific Plan and Smoky Hollow Specific Plan to increase housing capacity by 300 units.	10/15/2024	6th Cycle	Completed	Downtown Specific Plan Update. Completed. On May 7 and May 21, 2024, the City Council adopted Resolution No. 5477 and Ordinance 1661 establishing the updated Downtown Specific Plan. The permitted density in the new Specific Plan and the adopted Environmental Impact Report (EIR) projected an additional housing capacity in the Specific Plan area of 300 units, which meets the objective of this Housing Element Program/Action.  Smoky Hollow Specific Plan. In progress. In 2024, the City halted its plans to update the Smoky Hollow Specific Plan. Instead, the City initiated an effort to comprehensively update the General Plan Land Use Element. The scope of the Land Use Element update includes, among other goals, studying and implementing limited live/work or mixed-use housing development opportunities in the Smoky Hollow area. In February 2025, the City selected a planning consulting firm to assist in the LU Element update. By the end of 2025, the City completed the initial research, an existing conditions report, and the first round of public outreach, and initiated work on draft alternative concept LU plans. The City anticipates completing the Land Use Element update in Q1/Q2 2027.	Other	May 7, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a> May 21, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8731/63851475713770000">https://www.elsegundo.org/home/showpublisheddocument/8731/63851475713770000</a>
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	10/15/2022	6th Cycle	Completed	Completed. In Q2 2023, the City developed a database to track and update its Sites Inventory capacity.	Other	None
Monitoring of No Net Loss (SB 166)	Continue to perform project-by-project evaluation to determine if adequate capacity remains for the remaining RHNA.	10/15/2029	6th Cycle	Continuous	In progress. No activity to report in 2023-2025.	Other	None
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).	10/15/2029	6th Cycle	Continuous	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.  On December 11, 2025, the City conducted its annual community meeting where staff presented information regarding its Housing Element Sites Inventory, amendments to the Municipal Code that facilitate redevelopment of underutilized sites, regulations and incentives for construction of Accessory Dwelling Units, SB 9 Single-Family Lot Splits, and resources available on the City's Housing Division and Planning Division webpages. The community meeting was advertised in the local newspaper, in social media and city website postings, email bulletins sent to over 1000 Housing Element subscribers, including developers and real estate brokers, and flyers handed out at the City's weekly farmers market.  In addition to the annual community meeting, the City gave Housing Element presentations to two local nonprofit organizations, the Kiwanis Club (on July 17, 2025) and the Rotary Club (on February 20, 2025). These groups' memberships include (among others) property owners, developers, and real estate professionals.	Other	December 11, 2025 Planning Commission meeting agenda packet and presentation <a href="https://www.elsegundo.org/Components/Calendar/Event/9954/268543?selcat=238&amp;toggle=allpast">https://www.elsegundo.org/Components/Calendar/Event/9954/268543?selcat=238&amp;toggle=allpast</a>
Lot Consolidation	By October 15, 2024, develop strategies to encourage the development and consolidation of small lots, specifically for affordable housing.	10/15/2024	6th Cycle	Completed	Completed. In 2024, the City adopted Ordinance No. 1657, which amended the maximum permitted density in the City's Multiple-Family Residential (R-3) zone to increase the maximum density to 30 dwelling units per acre. Previously the R-3 zone permitted a lower maximum density for lots greater than 15,000 square feet than lots 15,000 square feet or smaller. As a result, the adoption of Ordinance No. 1657 removed a significant disincentive for lot consolidation. Ongoing. In 2026, the City will continue to evaluate additional strategies to encourage consolidation of small lots.	Other	May 7, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a>
9. El Segundo Municipal Code (ESMC) Amendments	Density Bonus	12/31/2023	6th Cycle	Completed	Completed. 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. On March 7, 2023, the City Council adopted Ordinance No. 1645.	Other	March 7, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a>
El Segundo Municipal Code (ESMC) Amendments	Transitional and Supportive Housing	12/31/2023	6th Cycle	Completed	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a transitional and supportive housing 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 transitional and supportive housing ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1646.	Other	March 7, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a>
El Segundo Municipal Code (ESMC) Amendments	Single Room Occupancy (SRO) or Micro-Unit Housing	12/31/2023	6th Cycle	Completed	Completed. 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. On March 7, 2023, the City Council adopted Ordinance No. 1647.	Other	March 7, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a>
El Segundo Municipal Code (ESMC) Amendments	Residential Care Facilities for Seven or More	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit Residential Care Facilities in the City's residential zones.	Other	December 5, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000">https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000</a> December 19, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000">https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000</a>
El Segundo Municipal Code (ESMC) Amendments	Emergency Shelters	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 updating the emergency shelter standards to make them objective and consistent with State Law.	Other	December 5, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000">https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000</a> December 19, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000">https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000</a>
El Segundo Municipal Code (ESMC) Amendments	Low Barrier Navigation Center (LBNC)	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit Low-barrier navigation centers in the City's Light Manufacturing (M-1) zone and establish development and operational standards for them.	Other	December 5, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000">https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000</a> December 19, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000">https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000</a>
El Segundo Municipal Code (ESMC) Amendments	Employee Housing	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit employee housing in the City's residential zones.	Other	December 5, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000">https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000</a> December 19, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000">https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000</a>
El Segundo Municipal Code (ESMC) Amendments	Reasonable Accommodation	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to establish application requirements and procedures for Reasonable Accommodations requests for Individuals with Disabilities	Other	December 5, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000">https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000</a> December 19, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000">https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000</a>
El Segundo Municipal Code (ESMC) Amendments	R-3 Zone	12/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City adopted Ordinance No. 1657, which amended the maximum permitted density in the Multiple-Family Residential (R-3) zone to 30 dwelling units per acre.	Other	May 7, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a>
El Segundo Municipal Code (ESMC) Amendments	Parking Requirements	12/31/2023	6th Cycle	Completed	In May 2024, the City adopted Ordinance No. 1657 establishing the Mixed-Use and Housing Overlays and corresponding objective development standards. The development standards include reduced parking requirements for residential uses in the Overlay districts. In addition to the Overlay rezoning, on April 1, 2025, the City Council adopted an ordinance amending the multi-family residential parking requirements based on the number of bedrooms per unit	Other	March 18, 2025 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000">https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000</a> April 1, 2025 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/10551/638788835875100000">https://www.elsegundo.org/home/showpublisheddocument/10551/638788835875100000</a>
El Segundo Municipal Code (ESMC) Amendments	Senior Housing	12/31/2023	6th Cycle	Completed	Completed. On December 19, 2023, the City adopted Ordinance No. 1654 to permit senior housing facilities by-right in the City's Multi-family residential (R-3) zone.	Other	December 5, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000">https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000</a> December 19, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000">https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000</a>
El Segundo Municipal Code (ESMC) Amendments	Findings for Site Plan Review	12/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City adopted Ordinance No. 1657 to amend the findings of approval for Site Plan Review applications. The adopted findings are intended to be more objective and ensure more certainty in the outcome of Site Plan Review applications.	Other	April 16, 2024 City Council agenda packet - Item C.16 <a href="https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000">https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000</a> May 7, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a>
10. Community Outreach	Conduct annual consultation meetings with the Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	10/15/2029	6th Cycle	Continuous	On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts.  In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.	Meetings	4  April 2, 2025 DEI Committee agenda and housing presentation <a href="https://www.elsegundo.org/Components/Calendar/Event/9034/268543?selcat=284&amp;toggle=allpast">https://www.elsegundo.org/Components/Calendar/Event/9034/268543?selcat=284&amp;toggle=allpast</a> October 22, 2025 Senior Housing Board agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/11676/63896286552270000">https://www.elsegundo.org/home/showpublisheddocument/11676/63896286552270000</a>
Community Outreach	Conduct a community outreach program	10/15/2029	6th Cycle	Continuous	In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. In addition, in 2025, the City launched a comprehensive update of the City's General Plan Land Use Element and completed a robust public outreach effort, including housing and residential zoning topics. August 5-6, 2025 - Focus Group meetings/interviews with community and industry leaders. August 13, 2025 - Community workshop August 13-September 18, 2025 - Community Survey/Questionnaire October 9, 2025 - Planning Commission Study Session October 21, 2025 - City Council Study Session In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.	Meetings	9  April 2, 2025 DEI Committee agenda and housing presentation <a href="https://www.elsegundo.org/Components/Calendar/Event/9034/268543?selcat=284&amp;toggle=allpast">https://www.elsegundo.org/Components/Calendar/Event/9034/268543?selcat=284&amp;toggle=allpast</a> October 22, 2025 Senior Housing Board agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/11676/63896286552270000">https://www.elsegundo.org/home/showpublisheddocument/11676/63896286552270000</a> December 11, 2025 Planning Commission agenda packet and staff housing presentation <a href="https://www.elsegundo.org/Components/Calendar/Event/9954/268543?selcat=238&amp;toggle=allpast">https://www.elsegundo.org/Components/Calendar/Event/9954/268543?selcat=238&amp;toggle=allpast</a> webpage: past events <a href="https://www.elsegundo.org/government/departments/community-development/planning/division/vision-2050-city-of-el-segundo">https://www.elsegundo.org/government/departments/community-development/planning/division/vision-2050-city-of-el-segundo</a> Vision 2050 community outreach summary <a href="https://www.elsegundo.org/home/showpublisheddocument/11594/638950211999200000">https://www.elsegundo.org/home/showpublisheddocument/11594/638950211999200000</a>
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.	10/15/2029	6th Cycle	Completed	In November 2023, 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 has been committed for the years 2025/2026 for other programs and services. However, on July 15, 2024, the City entered into a professional services agreement (PSA No. 7035) with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process, along with three more working meetings in Q4 2024. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. Among other Affordable Housing Strategy objectives, RSG will assist the City with its fair housing outreach and education efforts.	Other	Professional Services Agreement No 7035 (RSG) <a href="https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&amp;dbid=0&amp;repo=COES">https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&amp;dbid=0&amp;repo=COES</a>  City of El Segundo website, City Clerk Public Records webpage <a href="https://www.elsegundo.org/government/departments/city-clerk/public-records">https://www.elsegundo.org/government/departments/city-clerk/public-records</a>

Fair Housing Program AFFH: Regional Efforts	Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market.	10/15/2029	6th Cycle	Continuous		In 2025, 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. In addition, the City has participated in an effort by the South Bay Cities Council of Governments (SBCCOG) to establish a South Bay Regional Housing Trust (SBRHT). The SBRHT will help fund the development and construction of affordable housing units in member cities. On February 3, 2025, the City Council adopted a resolution to join the SBRHT.	Other		February 3, 2025 City Council agenda packet. Item D 8 <a href="https://www.elsegundo.org/home/showpublisheddocument/12261">https://www.elsegundo.org/home/showpublisheddocument/12261</a>
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.	10/15/2029	6th Cycle	Continuous		In 2023, staff participated in the Los Angeles County Development Authority annual community survey for the Annual Action Plan. Since 2024, City staff posted links on the City Housing webpage that promote the LACDA annual survey and its outreach efforts to increase community participation in future Annual Surveys.	Other		City of El Segundo website - Fair Housing Services & Programs page <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/fair-housing-services-program">https://www.elsegundo.org/government/departments/community-development/housing-division/fair-housing-services-program</a>
Fair Housing Program AFFH: Interest List	Develop interest list for update on fair housing and affordable housing projects and contact interest list with updates.	10/15/2029	6th Cycle	Continuous		Completed in Q2 2023. The City updated its Housing Division webpage to allow the public to sign up for a variety of housing related updates. <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>	Other		City of El Segundo Housing Division webpage <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>
Fair Housing Program Fair Housing Outreach	Update City website with affordable housing projects and resources	10/15/2029	6th Cycle	Continuous		In progress. In 2022, the City approved entitlements for a mixed-use commercial/residential project (Pacific Coast Commons) 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 Q2 2023, the City updated its Housing Division webpage to include affordable housing resources. In 2024, the City continued to update its Housing Division webpage to include affordable housing resources, including information on ADU construction, SB 9 regulations, and affordable housing projects. In 2024, the City received a new development application for a commercial/residential mixed-use project on one of the housing Element inventory sites within the new Mixed-Use Overlay zone. The project includes 75 market-rate units and 4 affordable units. The project description for this project was also posted on the City website on its 'active projects' webpage. In 2025, the City launched its Pre-approved ADU Plan (PADU) program and webpage. In 2025, the City received one request for ADU plan preapproval.	Other		City of El Segundo website '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> City of El Segundo Housing Division website, Affordable Housing page <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing">https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing</a> City of El Segundo Housing Division, PADU program webpage <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources/pre-approved-adu-plan-program">https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources/pre-approved-adu-plan-program</a>
Fair Housing Program Fair Housing Outreach	Include fair housing information on the City's website, including up-to-date fair housing laws, services, and information on filing discrimination complaints.	10/15/2029	6th Cycle	Continuous		Completed. In Q2 2023, the City updated its Housing Division webpage to include affordable housing projects and resources, as well as fair housing information. The City periodically reviews and updates the information on this webpage to reflect the latest fair housing laws, services, and other information. <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>	Other		City of El Segundo website, Housing Division page <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>
Fair Housing Program Fair Housing Outreach	Utilize non-traditional media (i.e., social media, City website) in outreach and education efforts in addition to print media and notices.	10/15/2029	6th Cycle	Continuous		Ongoing. 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 2025, the City utilized social media and City website postings, ads in the local weekly newspaper, to promote housing related events and to disseminate fair housing related information. Notably, the City utilized its local TV and YouTube Channel to broadcast the annual community meeting held on December 11, 2025. The staff presentation and video of the community meeting is posted on the City's Housing Element webpage.	Other		City of El Segundo, Housing Element webpage, Past events <a href="https://www.elsegundo.org/government/departments/community-development/planning-division/housing-element-update-2021-2029">https://www.elsegundo.org/government/departments/community-development/planning-division/housing-element-update-2021-2029</a>
Fair Housing Program Fair Housing Outreach	Continue advertising and providing programs related to fair housing including the Home Delivered Meals program, Senior In-Home Care program, and Juvenile Diversion program.	10/15/2029	6th Cycle	Continuous		In 2025, 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 2026. 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. 1. Senior In-Home Care 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. 2. Juvenile Diversion 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. 3. Home Delivered Meals 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.	Other		Recreation, Parks, and Library Department, Outreach Services page <a href="https://www.elsegundo.org/programs-services/community-services/el-segundo-outreach-office">https://www.elsegundo.org/programs-services/community-services/el-segundo-outreach-office</a>
Program 4: Affordable Housing Strategy	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.	10/15/2029	6th Cycle	Continuous	Meetings	Completed and Ongoing. In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. In addition, in 2025, the City launched a comprehensive update of the City's General Plan Land Use Element (El Segundo Vision 2050) and completed a robust public outreach effort, including housing and residential zoning topics. August 5-8, 2025 - Focus Group meetings/interviews with community and industry leaders. August 13, 2025 - Community workshop August 13-September 18, 2025 - Community Survey/Questionnaire October 9, 2025 - Planning Commission Study Session October 21, 2025 - City Council Study Session In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.		9	April 2, 2025 DEI Committee agenda and housing presentation <a href="https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?seclcat=284&amp;toggle=all&amp;start=October+22,+2025+Senior+Housing+Board+agenda+packet">https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?seclcat=284&amp;toggle=all&amp;start=October+22,+2025+Senior+Housing+Board+agenda+packet</a> <a href="https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000">https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000</a> December 11, 2025 Planning Commission agenda packet and staff housing presentation <a href="https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?seclcat=238&amp;toggle=all&amp;start=General+Plan+Land+Use+Plan+Update+(Vision+2050)+webpage:+past+events">https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?seclcat=238&amp;toggle=all&amp;start=General+Plan+Land+Use+Plan+Update+(Vision+2050)+webpage:+past+events</a> <a href="https://www.elsegundo.org/government/departments/community-development/planning-division/vision-2050-city-of-el-segundo">https://www.elsegundo.org/government/departments/community-development/planning-division/vision-2050-city-of-el-segundo</a> Vision 2050 community outreach summary <a href="https://www.elsegundo.org/home/showpublisheddocument/11594/6389502119920000">https://www.elsegundo.org/home/showpublisheddocument/11594/6389502119920000</a>
Program 10: Community Outreach	Conduct consultation meetings with the City's new Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	10/15/2029	6th Cycle	Continuous		Completed. In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. In addition, in 2025, the City launched a comprehensive update of the City's General Plan Land Use Element (El Segundo Vision 2050) and completed a robust public outreach effort, including housing and residential zoning topics. August 5-8, 2025 - Focus Group meetings/interviews with community and industry leaders. August 13, 2025 - Community workshop August 13-September 18, 2025 - Community Survey/Questionnaire October 9, 2025 - Planning Commission Study Session October 21, 2025 - City Council Study Session In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.	Other	4	April 2, 2025 DEI Committee agenda and housing presentation <a href="https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?seclcat=284&amp;toggle=all&amp;start=October+22,+2025+Senior+Housing+Board+agenda+packet">https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?seclcat=284&amp;toggle=all&amp;start=October+22,+2025+Senior+Housing+Board+agenda+packet</a> <a href="https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000">https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000</a>
Program 10: Community Outreach	Conduct community outreach as part of the Annual Progress Report process.	10/15/2029	6th Cycle	Continuous	Meetings	In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input in the City's Annual Housing Element Progress Report. Furthermore, in 2025, City staff presented its draft Annual Progress Report to both the Planning Commission (March 13, 2025) and City Council (March 4, 2025) at public meetings prior to submitting it to HCD.		7	El Segundo Planning Commission Agenda Packet - March 13, 2025 <a href="https://www.elsegundo.org/Home/Components/Calendar/Event/9740/268543?seclcat=238&amp;toggle=all&amp;start=El+Segundo+City+Council+Agenda+packet+-+March+4,+2025">https://www.elsegundo.org/Home/Components/Calendar/Event/9740/268543?seclcat=238&amp;toggle=all&amp;start=El+Segundo+City+Council+Agenda+packet+-+March+4,+2025</a> <a href="https://www.elsegundo.org/home/showpublisheddocument/10358/6387616811110000">https://www.elsegundo.org/home/showpublisheddocument/10358/6387616811110000</a> April 2, 2025 DEI Committee agenda and housing presentation <a href="https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?seclcat=284&amp;toggle=all&amp;start=October+22,+2025+Senior+Housing+Board+agenda+packet">https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?seclcat=284&amp;toggle=all&amp;start=October+22,+2025+Senior+Housing+Board+agenda+packet</a> <a href="https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000">https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000</a> December 11, 2025 Planning Commission agenda packet and staff housing presentation <a href="https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?seclcat=238&amp;toggle=all&amp;start=General+Plan+Land+Use+Plan+Update+(Vision+2050)+webpage:+past+events">https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?seclcat=238&amp;toggle=all&amp;start=General+Plan+Land+Use+Plan+Update+(Vision+2050)+webpage:+past+events</a>
Program 3: Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction.	10/15/2029	6th Cycle	Completed		Completed. In Q4 2023, the City developed and posted an ADU handout on its Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a> The handout includes ADU development standards and an application submittal checklist. In Q4 2024, the City developed and launched an online ADU fee calculator to assist property owners and developers interested in building ADUs to estimate the potential City fees involved in ADU construction. In Q4 2024, the City contacted local architects and design professionals to invite them to participate in the City's upcoming pre-approved ADU plan (PADU) program. The City also began building a webpage for the program. In Q1 2025, the PADU program was launched. In 2025, the City received one request for pre-approval of ADU plans. Information on the pre-approved ADU program and the ADU fee calculator can be found on the City's Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>	Other		El Segundo Housing Division webpage <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>
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).	10/15/2029	6th Cycle	Continuous		Completed. In Q2 of 2023, the City posted ADU-related information and resources on the City's Housing Division webpage. The ADU information can be found at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources">https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources</a> In 2025 and going forward, the information on this webpage will be reviewed and updated as needed.	Other		El Segundo Housing Division Website, ADU Resources page <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources">https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources</a>
Program 3: Accessory Dwelling Units (ADU)	Pursue available funding to facilitate ADU construction, including affordable ADUs.	10/15/2029	6th Cycle	Continuous		Ongoing. In 2023 and 2024, the City investigated funding opportunities through HCD and CalHFA and posted links regarding these grant opportunities on its Housing Division webpage. In 2025, the City promoted this information through its website and community outreach efforts. In addition, the City also participated in the REAP funded, SBCCOG project to accelerate ADU production, as mentioned above. The REAP-funded ADU Acceleration efforts concluded with a final report containing recommendations for cities wishing further accelerate ADU production. The City through its existing tools and incentives has implemented some of the final report recommendations.	Other		City of El Segundo Housing Division website - ADU Resources page <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources">https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources</a>
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	10/15/2029	6th Cycle	Continuous		On March 7, 2023, the City Council adopted three 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. In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form (using the HCD's template) and written application procedures. In 2025, the pre-application form and related procedures were finalized and posted on its website.	Other		City of El Segundo Planning Division website, Applications and Forms webpage <a href="https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications">https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications</a>

Program 5: Urban Lot Split	Develop checklist to implement SB 9 (Urban Lot Split) through an administrative process.	9/31/2023	6th Cycle	Completed	Completed. 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 posted a development standards handout on the City website. In February 2024, the City developed an application checklist and posted it on the website. In Q4 2024, the City initiated a municipal code amendment to update the SB 9 (two-unit residential and urban lot split) regulations to ensure consistency with SB 450 (signed into law in September 2024). In December 2024, the City's Planning Commission conducted a study session a provided direction to staff for amendments to the City's SB 9 regulations. On May 20, 2025, the City Council adopted an ordinance amending the municipal code SB 9 regulations to bring them into compliance with SB 450. A new SB 9/SB 450 development standards handout will be prepared and posted online in 2026.	Other		<a href="https://www.elsegundo.org/home/showpublisheddocument/13348/638759928096070000">Link to Urban Lot Split (SB 9) planning application guide.</a> <a href="https://www.elsegundo.org/home/showpublisheddocument/13348/638759928096070000">https://www.elsegundo.org/home/showpublisheddocument/13348/638759928096070000</a>
Program 6: Provision of Adequate Sites	Rezone adequate sites to accommodate the 20-unit RHNA shortfall carry over from the 5th cycle Housing Element.	10/15/2022	6th Cycle	Completed	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 Q3 of 2025.	Other		April 19, 2022, City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/5249/637855525393800000">https://www.elsegundo.org/home/showpublisheddocument/5249/637855525393800000</a>
Program 6: Provision of Adequate Sites	Rezone adequate sites for the 6th cycle RHNA shortfall.	5/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Resolution No. 5474 and Ordinance No. 1657 implementing the rezoning of adequate sites to Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.	Other		April 16, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8578/638484297299370000">https://www.elsegundo.org/home/showpublisheddocument/8578/638484297299370000</a> May 7, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a>
Program 6: Provision of Adequate Sites	Incorporate additional housing opportunities in the Downtown Specific Plan and Smoky Hollow Specific Plan updates.	10/15/2024	6th Cycle	Completed	Downtown Specific Plan Update. Completed. On May 7 and May 21, 2024, the City Council adopted Resolution No. 5477 and Ordinance 1661 establishing the updated Downtown Specific Plan. The permitted density in the new Specific Plan and the adopted Environmental Impact Report (EIR) projected an additional housing capacity in the Specific Plan area of 300 units, which meets the objective of this Housing Element Program/Action. Smoky Hollow Specific Plan. In progress. In 2024, the City halted its plans to update the Smoky Hollow Specific Plan. Instead, the City initiated an effort to comprehensively update the General Plan Land Use Element. The scope of the Land Use Element update includes, among other goals, studying and implementing limited or mixed-use housing development opportunities in the Smoky Hollow area. In February 2025, the City selected a planning consulting firm to assist in the LU Element update. By the end of 2025, the City completed the initial research, an existing conditions report, and the first round of public outreach, and initiated work on draft alternative concept LU plans. The City anticipates completing the Land Use Element update in Q1/Q2 2027.	Other		May 7, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a> May 21, 2024 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8731/63851475713770000">https://www.elsegundo.org/home/showpublisheddocument/8731/63851475713770000</a>
AFFH: Public Improvements in Areas with Housing Element Sites	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.	10/15/2029	6th Cycle	Continuous	In 2025, the City prioritized sidewalk repairs and pedestrian ramp improvements for locations in the northwest quadrant of the City which contains 100 percent of the Housing Element sites inventory. The City budgeted \$355,000 in FY2025-2026 on these types of improvements.	Other		Adopted 25/26 budget <a href="https://www.elsegundo.org/home/showpublisheddocument/11028/6387506456769130000">https://www.elsegundo.org/home/showpublisheddocument/11028/6387506456769130000</a>
Program 1: Residential Sound Insulation	Coordinate with LAWA to assist in outreach to owners eligible for the Residential Sound Insulation Program (RSI).	10/15/2029	6th Cycle	Continuous	In Q4 2023, the City closely coordinated with LAWA in the outreach process to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began treating homes and the City processed 95 permit applications. In 2025, the City processed 98 permit applications.	Other	98	None
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Engage in dialogues with affordable housing providers to learn if there are actions the City can take to support their continued operation.	10/15/2029	6th Cycle	Continuous	In progress. 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. On December 19, 2023, the City Council adopted a revised Affordable Housing Strategy. The Affordable Housing Strategy contains actions and priorities for facilitating affordable housing construction that were developed in conjunction with the City's affordable housing services consultant, which is also an affordable housing developer/provider. On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG, and On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. On February 18, 2025, the City Council amended code to delay collection of development impact fees for residential projects (EA 1378, Ord. 1668) On June 3, 2025, the City Council adopted local tenant preference June 3rd 2025 (Resolution No. 5548) On June 3, 2025, the City Council considered a report from staff on potential options for Park Vista, the City-owned senior housing facility. The Council directed staff to conduct a property condition assessment. At the end of 2025, staff conducted a property condition assessment (repairs and maintenance). In early 2026, the findings will be presented to the City Council. As part of the ongoing implementation of the Affordable Housing Strategy, the City will engage with affordable housing consultants and providers.	Other		January 23, 2025 Planning Commission agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/10094/63872039394970000">https://www.elsegundo.org/home/showpublisheddocument/10094/63872039394970000</a> June 3, 2025 City Council agenda packet, items D13 and D14 <a href="https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000">https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000</a>
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish the Inclusionary Housing program.	12/31/2024	6th Cycle	Completed	Completed alternative program. 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 two high-density residential overlays: the Housing Overlay and the Mixed-Use Overlay. In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6. Since the adoption of the new overlays, the City received a development application for a 70-unit mixed-use project, including affordable units. The City has also received a lot of inquiries for development on other Overlay sites.	Other		<a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a>
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Adopt Final Affordable Housing Strategic Plan and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	10/15/2029	6th Cycle	Continuous	Adoption Completed. 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. On December 19, 2023, the City Council adopted the Affordable Housing Strategy and established implementation priorities. Implementation Ongoing. On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. On February 18, 2025, the City Council amended code to delay collection of development impact fees for residential projects (EA 1378, Ord. 1668) On June 3, 2025, the City Council adopted local tenant preference June 3rd 2025 (Resolution No. 5548) On June 3, 2025, the City Council considered a report from staff on potential options for the long-term viability of the Park Vista Senior Housing Facility. The Council directed staff to conduct a property condition assessment. - A property condition assessment (repairs and maintenance) was performed before the end of 2025, and the findings will be presented to the City Council early 2026. Implementation of the Affordable Housing Strategic Plan will be ongoing throughout the Housing Element planning period. The adopted Affordable Housing Strategy can be found on the City's Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing">https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing</a>	Other		<a href="https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing">https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing</a> February 18, 2025 City Council Agenda Packet: <a href="https://www.elsegundo.org/home/showpublisheddocument/10288/638750673853700000">https://www.elsegundo.org/home/showpublisheddocument/10288/638750673853700000</a> June 3, 2025 City Council Agenda Packet: <a href="https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000">https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000</a>
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish written procedures to streamline affordable housing pursuant to SB 35.	12/31/2022	6th Cycle	Completed	In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form and written application procedures. The pre-application form and related procedures were finalized and posted on its website in 2025.	Other		<a href="https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications">https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications</a>
Program 9: El Segundo Municipal Code Amendments	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.	12/31/2023	6th Cycle	Completed	Completed. On December 19, 2023, the City adopted Ordinance No. 1654 to: - permit Residential Care Facilities in the City's residential zones. - update the emergency shelter standards to make them objective and consistent with State Law. - permit Low-barrier navigation centers in the City's Light Manufacturing (M-1) zone and establish development and operational standards for them. - permit employee housing in the City's residential zones. - establish application requirements and procedures for Reasonable Accommodations requests for Individuals with Disabilities. In addition, on March 7, 2023, the City Council adopted Ordinance No. 1646 permitting transitional and supportive housing in the City's residential zones.	Other		December 5, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7240/638369512235470000">https://www.elsegundo.org/home/showpublisheddocument/7240/638369512235470000</a> December 19, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000">https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000</a> March 7, 2023 City Council agenda packet <a href="https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000">https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000</a>
AFFH: Mobility	Collaborate with other jurisdictions to create a new countywide source of affordable housing – South Bay Affordable Housing Trust.	10/15/2029	6th Cycle	In Progress	In progress. 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. 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. In 2023, the City and the SBCCOG solicited 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. The SBCCOG was awarded \$585,000 of REAP 2.0 money, of which \$240,000 identified for the Housing Trust project. However, due to the State's budget deficit, SCAG had to suspend the grant program in mid 2023. In 2025, the SBCCOG resumed its efforts to establish a SBRHT. On February 3, 2026, the City Council adopted a resolution to join the SBRHT.	Other		February 3, 2026 City Council agenda packet: Item D.6 <a href="https://www.elsegundo.org/home/showpublisheddocument/12261">https://www.elsegundo.org/home/showpublisheddocument/12261</a>
AFFH: Displacement	Retain city fair housing service providers to conduct additional outreach and education.	12/31/2023	6th Cycle	Completed	Completed. In Q4 2023, the City contacted LACUDA and a fair housing service provider to investigate the feasibility of retaining their services directly. While that effort did not proceed further, in 2024, 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. On July 15, 2024, the City entered into a professional services agreement (PSA No. 7035) with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. Among other Affordable Housing Strategy objectives, RSG will assist the City with its fair housing outreach and education efforts.	Other		Professional Services Agreement No 7035 (RSG) <a href="https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&amp;dbid=0&amp;rep=COES">https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&amp;dbid=0&amp;rep=COES</a> City of El Segundo website, City Clerk Public Records webpage <a href="https://www.elsegundo.org/government/departments/city-clerk/public-records">https://www.elsegundo.org/government/departments/city-clerk/public-records</a>

AFFH: Displacement	Focus fair housing outreach and education in areas with high displacement risk, specifically where renters, including overpaying renters, are most concentrated.	10/15/2029	6th Cycle	Continuous	<p>In 2025, the City held several events and gave presentations to the community as part of its overall outreach program, including:</p> <p>On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts.</p> <p>On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts.</p> <p>On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts.</p> <p>On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts.</p> <p>On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation.</p> <p>All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input on the overall implementation of the City's Housing Element.</p>	Meetings	5	<p>April 2, 2025 DEI Committee agenda and housing presentation  <a href="https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=2948&amp;toggle=all&amp;past">https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=2948&amp;toggle=all&amp;past</a>          October 22, 2025 Senior Housing Board agenda packet  <a href="https://www.elsegundo.org/home/showpublisheddocument/11676/6389628655227/0000">https://www.elsegundo.org/home/showpublisheddocument/11676/6389628655227/0000</a>          December 11, 2025 Planning Commission agenda packet and staff housing presentation  <a href="https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?selcat=2388&amp;toggle=all&amp;past">https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?selcat=2388&amp;toggle=all&amp;past</a></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>	10/15/2029	6th Cycle	Continuous	<p>Continuous. In Q4 2023, the City posted the text of SB 329 and SB 222 on the City's Housing Division webpage and consistently promoted the webpage in its outreach efforts and presentations in Q4 2023. In 2025, the City continued to include SB 329 and SB 222 along with other Fair Housing information in its outreach efforts.</p> <p>In Q4 2023, the City completed and posted an ADU application handout on the City's Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>.</p> <p>The handout contains a summary of ADU development standards, an application submittal checklist, and references to fair housing services, programs, and laws advertised on the City website and available to El Segundo's residents.</p> <p>In 2025, the City completed and posted a Housing Discrimination Factsheet (SB 329 and SB 222) on the Planning Division and Housing Division webpages.</p>	Other		<p>City of El Segundo Planning Division website, Applications and forms webpage (Handouts and Forms section)  <a href="https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications">https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications</a>          City of El Segundo Housing Division webpage (Fair Housing Services)  <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/fair-housing-services-program">https://www.elsegundo.org/government/departments/community-development/housing-division/fair-housing-services-program</a>          City of El Segundo Housing Division (ADU Resources)  <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources">https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources</a>          City of El Segundo Housing Division webpage (Urban Lot Splits)  <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/urban-lot-split-two-unit-development-in-the-r-1-zone-sb9">https://www.elsegundo.org/government/departments/community-development/housing-division/urban-lot-split-two-unit-development-in-the-r-1-zone-sb9</a></p>



<b>Jurisdiction</b>	El Segundo	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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 at apr@hcd.ca.gov and we will unlock the form which 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									









<b>Jurisdiction</b>	El Segundo	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

**Table K**

**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	Yes	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>	<a href="https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing">https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing</a>	
<b>Notes</b>		



Jurisdiction	El Segundo
Reporting Year	2025 (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.

**Total Award Amount** \$ 65,000.00 *Total award amount is auto-populated based on amounts entered in rows 15-26.*

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	Completed	None	
Adoption: Public Hearings	\$5,000.00	\$0.00	Completed	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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
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		6
<b>Total Units</b>		<b>6</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
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		36
<b>Total Units</b>		<b>36</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
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		11
<b>Total Units</b>		<b>11</b>