



City of Redondo Beach

2025-2030 CONSOLIDATED PLAN

Table of Contents

2025–2030 Consolidated Plan

Executive Summary	4
ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)	4
The Process.....	11
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	11
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l) ...	13
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c).....	19
Needs Assessment.....	26
NA-05 Overview.....	26
NA-10 Housing Needs Assessment – 24 CFR 91.205 (a,b,c)	27
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	37
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	40
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	44
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2).....	47
NA-35 Public Housing – 91.205(b)	50
NA-40 Homeless Needs Assessment – 91.205(c).....	57
NA-45 Non-Homeless Special Needs Assessment – 91.205 (b,d).....	62
NA-50 Non-Housing Community Development Needs – 91.215 (f)	65
Housing Market Analysis	67
MA-05 Overview	67
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	68
MA-15 Housing Market Analysis: Cost of Housing – 91.210(a)	72
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	76
MA-25 Public and Assisted Housing – 91.210(b)	80
MA-30 Homeless Facilities and Services – 91.210(c).....	83
MA-35 Special Needs Facilities and Services – 91.210(d).....	88
MA-40 Barriers to Affordable Housing – 91.210(e)	91
MA-45 Non-Housing Community Development Assets – 91.215 (f)	93
MA-50 Needs and Market Analysis Discussion	102

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)	105
MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3)	108
Strategic Plan	111
SP-05 Overview.....	111
SP-10 Geographic Priorities – 91.215 (a)(1)	113
SP-25 Priority Needs – 91.215(a)(2).....	115
SP-30 Influence of Market Conditions – 91.215 (b)	123
SP-35 Anticipated Resources – 91.215(a)(4), 91.220(c)(1,2).....	124
SP-40 Institutional Delivery Structure – 91.215(k)	127
SP-45 Goals Summary – 91.215(a)(4).....	131
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	137
SP-55 Barriers to affordable housing – 91.215(h)	138
SP-60 Homelessness Strategy – 91.215(d).....	140
SP-65 Lead based paint Hazards – 91.215(i)	145
SP-70 Anti-Poverty Strategy – 91.215(j)	147
SP-80 Monitoring – 91.230	149

Appendix

Alternate/Local Data Sources	150
Community Engagement Summary	153

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

Introduction

The 2025–2030 Consolidated Plan (ConPlan) is a planning document that identifies and develops a strategy to address critical housing and community development needs that can be assisted through federal funding sources, including Community Development Block Grant (CDBG). This ConPlan was prepared using the eCon Planning Suite system developed by the U.S. Department of Housing and Urban Development (HUD). The system prescribes the structure and contents of this document, following HUD's Consolidated Planning regulations. The Consolidated Plan is comprised of the following major components:

- An assessment of housing and community development needs based on demographic and housing market information;
- Implementing strategies to address housing and community development needs; and
- The Fiscal Year (FY) 2025–2026 Annual Action Plan outlining the City's intended uses of CDBG funds for the upcoming fiscal year.

This ConPlan covers the period beginning July 1, 2025, through June 30, 2030, spanning five program years and focuses on the use of described below.

Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for low- and moderate-income residents. CDBG funds can be used for a wide range of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, acquisition of land and buildings, construction or rehabilitation of public facilities (including shelters for the individuals experiencing homelessness and infrastructure), removal of architectural barriers to housing needs, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses. The City of Redondo Beach's estimated annual entitlement of CDBG funds is \$281,290.

For the Fiscal Year (FY) 2025 to 2030, the City will receive an estimate of \$1,412,855 in CDBG funds.

The ConPlan is divided into six sections, with the Needs Assessment, Market Analysis, and Strategic Plan forming the key sections:

- I. Executive Summary
- II. Process
- III. Needs Assessment
- IV. Market Analysis
- V. Strategic Plan
- VI. AAP

Summary of the objectives and outcomes identified in the Plan Needs Assessment

Per HUD regulations at 24 CFR 91.215, the City organized its priority needs such as affordable housing, homelessness, and non-housing community development. Priority was assigned based on the level of need demonstrated by the data that has been collected during plan preparation, specifically in the Needs Assessment and the Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs. Based on all these components, housing needs are considered a high priority, specifically senior housing, and affordable rental assistance, which are high priorities. Homeless services are a high priority, particularly homeless services and providing permanent housing. The top non-housing community development needs include senior services, which then correlate to infrastructure improvements for streets, sidewalks, and ADA accessibility, as well as parks and recreation facility improvements.

A summary of findings used to determine priority needs include:

- 71,576 people reside in Redondo Beach (2016–2020 American Community Survey) comprising 27,414 households
- 70.32% of Redondo Beach households experience cost burden, or spend more than 30% of income on housing costs (2016–2020 American Community Survey)

The Community Needs Survey conducted during the 2025–2030 Consolidated Plan process has identified the top three priorities for the following topics:

Facilities and/or Community Improvements

- Affordable housing
- Senior Issues
- infrastructure/public facilities improvements

Community Programming

- Senior Services
- Neighborhood crime prevention programs
- Parks and Recreation programs

Critical Housing Needs

- Increased senior housing units
- First time home buyer program assistance
- Construction of new affordable rental housing

Homelessness Assistance

- Permanent supportive housing with social services
- Short-term transitional housing (up to six months)
- Free meals in a safe space

Significant Barriers to Accessing Housing

- Affordability
- Availability of housing
- High deposit and/or down payment cost

Ways to Address Housing Inequalities

- Needed elderly services
- Low barrier affordable housing development
- Wrap-around services for families moving from homeless to housed

Evaluation of past performance

During the 2020–2024 Consolidated Plan period, the City has made significant strides in advancing its goals by effectively deploying approximately \$2,028,300 in Community Development Block Grant (CDBG) funds and CARES Act (CDBG–CV1 and CDBG–CV3) funds. These efforts were crucial in enhancing the well-being of residents and amplifying the benefits of federal grants. Notably, the city did not receive allocations from the HOME Investment Partnership (HOME), Emergency Shelter Grants (ESG), or Housing Opportunities for Persons with AIDS (HOPWA) programs during this period, and therefore, these programs are not included in this report.

CDBG funds were strategically directed towards addressing the City’s most pressing needs and priorities. These funds ensured that high-impact projects and activities were prioritized to make the most meaningful difference in the community. Key areas of focus are listed below.

- **Public Services:** The City allocated resources to support a range of public services aimed at enhancing the quality of life for residents, including services for vulnerable populations and those in need.
- **Public Infrastructure and Facility Improvements:** Significant efforts were made to upgrade and maintain public infrastructure and facilities, ensuring that they meet community needs and standards.

The City also received Community Development Block Grant – Coronavirus 2019 (CDBG–CV) during 2020–2025 Consolidated Plan period. This funding was allocated due to the spread of the infectious Coronavirus Disease 2019 (COVID–19). The City created the COVID–19 Business Assistance Program that provided grants to businesses to properly respond, prevent, and alleviate impacts of COVID–19. This program assisted approximately 40 businesses owners throughout Redondo Beach.

Specifically, the City’s key accomplishments as of FY 2023–2024 include the following:

- Redondo Beach Housing Authority provided Veteran Assisted Supported Housing (VASH) vouchers for 36 veterans.

- Redondo Beach Housing Authority had 14 new contracts, 129 renewed leases, and 2 households successfully moved out of the Section 8 program.
- The City collaborated with the Department of Public Works to provide public facility improvements to two (2) community facilities, Alta Vista Park, and Wilderness Park.
- 1736 Family Crisis Center provided services to victims of domestic violence who may be in jeopardy of becoming homeless to 102 individuals.
- Project: NEEDs, an organization that provides hot meals and access to food pantry for individuals experiencing homelessness, served a total of 895 individuals.
- Disability Resource Center provided support for seniors to 9 individuals.
- Redondo Beach Salvation Army, an organization that provides home-delivered meals to seniors, served a total of 85 individuals.
- Venice Family Clinic provided mental health services to individuals experiencing homelessness and low- and moderate-income individuals to 65 persons.

Overall, the City has been and continues to effectively manage and utilize available resources to achieve its community development goals and enhance the quality of life for its residents.

Summary of citizen participation process and consultation process

Community members of Redondo Beach were invited to attend meetings to discuss the City's 2025-2030 Consolidated Plan and 2025-2030 Analysis of Impediments to Fair Housing Choice. These meetings aimed to gather input on affordable housing and community development priorities. The City provided opportunities to engage via in-person and online to accommodate various residents' needs.

The in-person meetings were held at the following locations:

- June 26 @ 6:00 PM: City Council Chamber, 415 Diamond Street
- October 15 @ 11:30 AM: Perry Park Senior Center, 2308 Rockefeller Lane
- October 16 @ 11:45 AM: Anderson Park Senior Center, 3307 Vail Avenue

- October 16 @ 4:00 PM: Veterans Park Senior Center, 301 Esplanade
- October 24 @ 6:00 PM: City Council Chambers, 415 Diamond Street

Virtual meetings were held on:

- June 21 @ 10:00: Via Microsoft Teams. Registration was held at <https://RedondoBeachConPlan.eventbrite.com>.
- October 17 @ 2:00 PM: Via Microsoft Teams. Registration was held at <https://RedondoBeachCommunity.eventbrite.com>.

Community members were encouraged to participate and share their insights on housing challenges through these meetings. The in-person meetings were accessible to those who are physically disabled and met the American with Disability Act (ADA) requirements.

The City also released a Community Stakeholder Survey to gain additional input. This Survey was made available from June 3, 2024, to November 15, 2024, on the City website. Physical copies were made available at various City facilities. The survey was provided in both English and Spanish. The City received a total of 112 responses.

Lastly, to reach all residents throughout Redondo Beach, informational flyers for the Survey and Community Meetings were posted at the following location:

- Anderson Park Senior Center, 3307 Vail Avenue
- Perry Park Senior Center, 2308 Rockefeller Lane
- Veterans Park Senior Center, 301 Esplanade
- Redondo Beach Main Library, 303 North Pacific Coast Highway
- Redondo Beach North Branch Public Library, 2000 Artesia Boulevard
- Farmers' Market, 309 Esplanade
- Pumpkins in the Park Event, 2308 Rockefeller Lane
- Historical Museum Halloween House event, 302 Flagler Lane

The draft plan will be made available for public review for 30 days beginning April 5, 2025, and ending May 5, 2025. A public hearing will be held on April 8, 2025, to gather community input on the ConPlan. A second public hearing will be held on May 6, 2025, for the ConPlan to be adopted by City Council.

Summary of public comments

(pending)

Summary of comments or views not accepted and the reasons for not accepting them

(pending)

Summary

The City of Redondo Beach has undertaken diligent and good faith efforts for community outreach to all segments of the population that may benefit from the CDBG program. The City will continue to concentrate its resources for maximum impact and strive to address the needs, priorities, and goals identified in this 2025–2030 Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Redondo Beach	Community Services Department

Table 1 – Responsible Agencies

Narrative

The City of Redondo Beach Community Services Department is responsible for the administration and preparation of the Consolidated Plan, Annual Action Plans, Consolidated Annual Performance Evaluation Report, and all other related reports.

Community Development Block Grant (CDGB): The CDBG Program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended 42 U.S.C.- 530.1 et seq. The Program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income households. The funds are utilized for several community development projects, such as construction and improvement of public facilities and rehabilitation of housing and commercial buildings.

Consolidated Plan Public Contact Information

City of Redondo Beach Community Services Department
1922 Artesia Boulevard, Redondo Beach, CA 90278
Attention: Kelly Orta, Deputy Community Services Director
Kelly.Orta@redondo.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(i) and 91.315(i)

Introduction

In developing the ConPlan, the City engaged with a wide range of agencies, including local and regional community-based organizations. The consultation aimed to collect data to identify the priority needs of Redondo Beach residents and find ways to enhance service availability and access.

Social service stakeholder interview meetings were conducted in June and July of 2024 virtually with representatives from the following agencies:

- Housing Rights Center
- Project: NEEDS
- Venice Family Clinic
- 1736 Family Crisis Center
- Salvation Army of Redondo Beach
- Redondo Beach Housing Authority
- City of Redondo Beach, Community Development Department
- Verizon

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(i)).

The City of Redondo Beach operates independently, including the operation of its own Housing Authority. The City understands there is an opportunity to improve coordination between service departments and agencies. Redondo Beach funds several public service agencies, who also participate in the county's extensive network of social and health services. The City also collaborates with the Los Angeles Continuum of Care (CoC) and affordable housing developers to address local homelessness issues.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals

and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Redondo Beach collaborates closely with the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care (CoC). The City is part of Service Planning Area 8 (SPA 8) in South Bay. The consultation process revealed that homeless needs in Redondo Beach and surrounding areas are addressed by a network of agencies, including LAHSA, the Redondo Beach Police Department, local school districts, and social service agencies. For FY 2024-2025, the City allocated federal and local funds to organizations providing services to homeless populations and affordable housing organizations.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Continuum of Care (CoC) uses the Homeless Management Information System (HMIS) to gather detailed data on homeless individuals, families, and those at risk of homelessness. This system helps communities collect information from various projects, aiding in needs analysis and setting funding priorities.

The City of Redondo Beach does not receive EGS funds directly. Instead, LAHSA administers EGS funding in the metropolitan area of Los Angeles.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/ Organization consulted
Venice Family Clinic	Services-Children Services-Health	Housing Need Assessment Homeless Strategy Strategic Plan	Agency participated in a Stakeholder Interview and identified the need to educate the community of available resources and provided locations where services can be advertised.
Salvation Army Meals On Wheels Program	Services-Elderly Persons Non-Homeless Special Needs	Housing Need Assessment Non-Homeless Special Needs Strategic Plan	Agency participated in a Stakeholder Interview and identified the need for supportive services, especially for mental health.
Housing Rights Center	Housing Service-Fair Housing	Housing Need Assessment Homeless Strategy Strategic Plan	Agency participated in a Stakeholder Interview and identified transparency for developing affordable housing is important. In response, they have focused on fair housing discrimination groups and Section 8 vouchers.
St. Paul's Methodist Church - Project: NEEDs	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless	Housing Need Assessment Homeless Strategy Strategic Plan	Agency participated in a Stakeholder Interview and identified the need for community "buy-in" to provide homelessness services.

1736 Family Crisis Center	Services – Victims of Domestic Violence Services – Homeless Services – Employment	Housing Need Assessment Non-Homeless Special Needs	Agency participated in a Stakeholder Interview and identified the need for continued funding to provide access to services for vulnerable populations. In response, they are preparing to expand local programming and services.
City of Redondo Beach – Community Development Department	Housing Other government	Housing Need Assessment Market Analysis Homelessness Strategy Strategic Plan	Agency participated in a Stakeholder Interview and identified land values in Redondo Beach are higher than the State average, which poses challenges for affordable housing developments.
Redondo Beach Housing Authority	Housing Other government	Housing Need Assessment Homelessness Strategy Strategic Plan	Agency participated in a Stakeholder Interview and identified the need for affordable housing, specifically for the vulnerable populations.
Verizon	Services– Broadband	Strategic Plan	Agency participated in a Stakeholder Interview and identified needs in Broadband services.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were specifically left out of the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Housing Services Authority	Both focus on addressing homelessness and special needs housing issues.
Housing Element	City of Redondo Beach	Both aim to promote affordable housing.
Homelessness Plan	City of Redondo Beach	Five-Year Strategic Plan to Address Homelessness.
Local Hazard Mitigation Plan	City of Redondo Beach	Prepare for a disaster and plan for recovery.
King Harbor Amenities Plan	City of Redondo Beach	Economic development plan to improve public amenities within the waterfront area.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The California Department of Public Health collaborated with the Los Angeles County Department of Public Health's Childhood Lead Poisoning Prevention Program to provide data on childhood lead poisoning. Additionally, the plan development involved consultations with the Continuum of Care (CoC) and its members, including public and private organizations and private citizens. The Strategic Plan section lists some of the agencies participating in the CoC.

Narrative (optional)

The City released its Notice of Funding Availability for the FY 2025–2026 Community Development Block Grant (CDBG) on December 10, 2024. Applications were accepted until Friday, January 10, 2025, by 5:00 PM. The City received an application from the following social services agencies:

- 1736 Family Crisis Center
- Disability Community Resource Center
- Venice Family Clinic
- St. Paul's Methodist Church – Project: NEEDs
- Harbor Interfaith Services
- Housing Rights Center

From all the applications received, the City reviewed previous collaborations and determined all programs addressed the priority needs of the City and designated funding for each organization.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Redondo Beach provided multiple opportunities for public participation and feedback during the ConPlan Process. A 30-day public review period will be held on April 5, 2025, and ending on May 5, 2025. Additionally, a public hearing will be held before the City Council on April 8, 2025, followed by a second public hearing on May 6, 2025, to adopt the ConPlan.

Comments from the citizen participation process and results from the ConPlan survey were crucial in identifying priority needs. These needs were incorporated into the Needs Assessment and formed the basis for the Strategic Plan's priorities and goals.

The ConPlan survey identified the following areas as critical to addressing housing needs in the area:

- **Facilities and/or Community Improvements** of affordable housing, senior issues, and infostructure improvements
- **Community Programming** of senior services, neighborhood crime prevention programs, and parks and recreation programs
- **Critical Housing needs** of increased senior housing units, first-time homebuyer program assistance and construction of new affordable rental housing
- **Homelessness assistance** for permanent supportive housing with social services, short-term transitional housing (up to six months), and free meals in a safe space

- **Significant barriers to accessing housing** were affordability, availability of housing, and the cost of a high deposit and/or downpayment
- **Address housing inequalities** of elderly services needed, low barrier affordable housing development, wrap-around services for families moving from homeless to housed

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Internet Outreach	Citywide	ConPlan Priority Needs Survey was made available on the City's website. The survey generated a total of 122 responses.	No comments received.	No comments received.	
2	Newspaper Ad	Citywide	Solicitation of community input through notice of survey availability in Citywide newsletter	No comments received.	No comments received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Letters to Public Service Agencies	Persons with disabilities, Non-targeted/broad community	Letters sent out to all previously funded Public Services agencies inviting their participation in the survey.	Public service agencies thanked the City for including them in the Consolidated Planning process and encouraged the residents they served to respond to the survey.	All comments were included in the Community Needs Survey.	
4	Letters to Public Service Agencies	Minorities, Persons with disabilities, Non-targeted/ broad community Residents of Public and Assisted Housing	RFP sent out to all previously funded Public Services requesting proposals to serve community needs.	Public Service Agencies helped to identify priorities in the community.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Community Meetings (in-person and virtual)	City residents, interested organizations	The City provided opportunities to engage via in-person and online to accommodate various residents' needs. 31 attendees' total.	Citizen input and comments will be included in the ConPlan.	All comments were accepted.	https://RedondoBeachConPlan.eventbrite.com ; https://RedondoBeachCommunity.eventbrite.com

6	Flying	Citywide	Locations of Flyer posting: Anderson Park Senior Center, 3307 Vail Avenue; Perry Park Senior Center, 2308 Rockefeller Lane; Veterans Park Senior Center, 301 Esplanade; Redondo Beach Main Library, 303 North Pacific Coast Highway; Redondo Beach North Branch Public Library, 2000 Artesia Boulevard; Farmers' Market, 309 Esplanade; Pumpkins in the Park Event, 2308 Rockefeller Lane; Historical Museum Halloween House event, 302 Flagler Lane	No comments were received.	To reach all residents throughout Redondo Beach, flyers regarding the Community and Stakeholder Surveys and Community Meetings were posted at 8 different locations.	N/A
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Social Media and Emailing	The City leveraged social media, the City website, email distribution lists, and the Housing Authority's mailing list to share informational flyers and links to the community survey.	The social media posts reached 405 accounts and 6 survey clicks. The Community Services Department and City of Redondo Beach Facebook accounts have a total of 7,052 followers.	No comments received.	No comments received.	https://www.redondo.org/departments/community_services/community_development_block_grant.php ; https://www.instagram.com/rbparksandrec/ ; https://www.facebook.com/people/Redondo-Beach-Parks-and-Recreation/61559119501987/#

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
8	Stakeholder Interviews	Non-profit organizations involved with the City's (CDBG) Program, conduct one-on-one interviews, and gather valuable insights from their community expertise.	Seven stakeholders responded.	Citizen input and comments will be included in the ConPlan.	Comments received will be input and reviewed for consideration.	

Table 4 – Citizen Participation Outreach

Needs Assessment NA-05 Overview

Needs Assessment Overview

This section outlines Redondo Beach's requirements concerning affordable housing, special needs housing, community development, and homelessness. The Needs Assessment is divided into the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment highlights the highest priority needs, which serve as the foundation for the Strategic Plan section and the programs and projects to be implemented. The data tables in this section are filled with default data from the Comprehensive Housing Affordability Strategy (CHAS), created by the Census Bureau for HUD based on the 2016-2020 ACS. Additional sources are referenced throughout the ConPlan.

NA-10 Housing Needs Assessment – 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This section examines households with housing problems, including (1) overcrowding, (2) inadequate housing conditions, (3) cost burden (spending more than 30% of their income on housing), and (4) severe cost burden (spending over 50% of their income on housing).

The ConPlan utilizes the following income categories:

- **Extremely low:** Households earning less than 30% of the Area Median Income (AMI)
- **Very low:** Households earning between 30% and 50% of AMI
- **Low:** Households earning between 51% and 80% of AMI
- **Moderate:** Households earning between 81% and 120% of AMI
- **Above moderate:** Households earning more than 120% of AMI

The Housing Needs Assessment Demographics (Table 5 below) identifies 66,665 Redondo Beach residents in 27,415 households. Approximately 28% (7,805 households) are considered low-income, earning at or below 80% of (AMI) per HUD regulations. According to the 2016–2020 ACS 5-Year Estimate, 53% (14,619) households are owner-occupied, and 47% (12,795) of households are renter-occupied, with a vacancy rate of 8.33% (2,490 vacant units out of 29,904 housing units).

Demographics	Base Year: 2016	Most Recent Year: 2020	% Change
Population	67,695	66,665	-2%
Households	27,735	27,415	-1%
Median Income	\$105,145.00	\$116,832.00	11%

Table 5 – Housing Needs Assessment Demographics

Data Source: 2010 Census (Base Year), 2016–2020 ACS (Most Recent Year)

Number of Households Table

Type of Households	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	1,970	2,045	3,790	2,710	16,900
Small Family Households	410	665	1,180	795	8,730
Large Family Households	10	75	210	230	845
Household contains at least one person 62-74 years of age	560	585	880	600	2,980
Household contains at least one person age 75 or older	465	410	590	255	785
Households with one or more children 6 years old or younger	59	230	340	365	2,400

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	40	30	35	160	0	4	0	0	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	15	35	0	60	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	45	25	45	125	0	0	40	35	75

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	1,015	660	425	30	2,130	455	270	400	240	1,365
Housing cost burden greater than 30% of income (and none of the above problems)	65	320	1,380	735	2,500	65	200	470	245	980
Zero/negative Income (and none of the above problems)	30	0	0	0	30	55	0	0	0	55

Table 7 – Housing Problems Table

Data Source: 2016–2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	1,095	760	515	110	2,480	455	275	440	275	1,445
Having none of four housing problems	190	365	1,695	1,420	3,670	230	650	1,140	905	2,925
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016–2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	265	465	740	1,470	95	130	150	375
Large Related	0	50	75	125	0	4	60	64
Elderly	420	190	195	805	375	320	535	1,230
Other	465	365	865	1,695	44	20	165	229
Total need by income	1,150	1,070	1,875	4,095	514	474	910	1,898

Table 9 – Cost Burden > 30%
Data Source: 2016–2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0– 30% AMI	>30– 50% AMI	>50– 80% AMI	Total	0– 30% AMI	>30– 50% AMI	>50– 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	260	260	80	100	0	180
Large Related	0	0	20	20	0	4	20	24
Elderly	395	130	55	580	330	150	170	650
Other	0	450	310	760	40	0	0	40
Total need by income	395	580	645	1,620	450	254	190	894

Table 10 – Cost Burden > 50%
Data Source: 2016–2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0– 30% AMI	>30– 50% AMI	>50– 80% AMI	>80– 100% AMI	Total	0– 30% AMI	>30– 50% AMI	>50– 80% AMI	>80– 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	20	60	75	45	200	0	0	40	35	75
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	20	60	75	45	200	0	0	40	35	75

Table 11 – Crowding Information – ½
Data Source: 2016–2020 CHAS

	Renter				Owner			
	0– 30% AMI	>30– 50% AMI	>50– 80% AMI	Total	0– 30% AMI	>30– 50% AMI	>50– 80% AMI	Total
Households with Children age 6 or younger Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Single-family households, particularly renters and those with very low to extremely low incomes, face significant housing cost burdens and would greatly benefit from housing assistance. In Redondo Beach, this issue forces single families to buy smaller homes, leading to overcrowding. According to Table 11—Crowding Information, there are 200 cases of overcrowding (more than one person per room) among households earning average income or less. All 200 cases are in single-family households, with 155 (77.5%) in low-income households. These vulnerable households are in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Housing Authority plans to administer approximately 648 Section 8 Vouchers in FY 2025 (Housing Authority FY2025 Annual PHA Plan). NA-35 reveals that in FY 2024, the agency is assisting 452 households under the Section 8 HCV Program. Of these, about 76% households, or 344 households, are headed by elderly and/or disabled persons, while non-elderly, non-disabled persons head

the remaining 108. This highlights the need for affordable housing for individuals with disabilities.

What are the most common housing problems?

In Redondo Beach, the cost burden for low-income households is a significant issue. According to recent data, *56.9% of renters* living below the poverty level spend more than 30% of their income on rent. This high percentage indicates that a substantial portion of low-income renters are cost-burdened, meaning they spend a substantial portion of their income on housing, which can limit their ability to afford other necessities like food, healthcare, and transportation. For homeowners, the cost burden is lower, but it still affects a notable percentage of low-income households.

Are any populations/household types more affected than others by these problems?

Low-Income families often struggle to afford housing, leading to a higher cost burden. Seniors on fixed incomes may find it challenging to manage housing costs, especially if they have additional medical expenses. Individuals with disabilities may require accessible housing, which can be more expensive and difficult to find. Female-Headed Households often face higher housing cost burdens due to lower average incomes.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In Redondo Beach, low-income individuals, and families with children, especially those with extremely low incomes, face several challenges that put them at imminent risk of homelessness. Some key characteristics are households often experience severe financial instability, with incomes that are insufficient to cover basic living expenses. Many live in substandard or overcrowded housing conditions, making them vulnerable to eviction or

displacement. Both physical and mental health issues are prevalent which may be exacerbated by the stress of financial strains and unstable living conditions. These families may lack a dedicated support network, which may pose as a barrier when accessing resources and assistance. Obtaining and maintaining stable employment can also be difficult due to factors, such as lack of education, skills, or transportation.

There is a need for ongoing financial support and continued rental assistance to help bridge the gap between household income and housing costs. Case Management services can provide supportive services through personalized assistance and navigation to various resources. Factors such as Employment and Education Opportunities are needed to secure employment, which can, therefore, assist in securing housing. Access to healthcare, including mental health services, to address any ongoing health issues and prevent relapsing into homelessness is an important need as well as affordable and reliable childcare options to enable parents to work or attend training programs.

By addressing these factors and needs, low-income individuals and families with children can achieve greater stability and reduce the risk of homelessness.

Los Angeles County has an extensive network of churches, nonprofit agencies, and governmental entities that offer a wide range of services, including temporary rental and utility assistance. Agencies providing homeless prevention services recognize that the common goal is to stabilize households and improve their housing stability to avoid future housing crises.

The Los Angeles CoC recognizes that families and individuals who become homeless are grappling with underlying issues that precipitated their housing crisis. The ultimate goal for those serving individuals and families at substantial risk of homelessness is to help them obtain self-sufficiency. Activities and services aimed at reducing the incidence of homelessness include:

- Rent/mortgage assistance
- Utility assistance
- Credit Counseling
- Legal/mediation services

- Food banks and pantries
- Transportation/gas voucher
- Clothing assistance
- Prescription/medical/dental services
- Workforce Development

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates

N/A

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Substandard housing condition, such as mold, vermin, water leaks, and inadequate heating or cooling, can harm residents' health and housing stability. Overcrowding, where multiple families share a home or more than two people occupy a bedroom, increases stress, worsens mental health, and raises the risk of disease. Households spending over 50% of their income on housing are severely cost-burdened, limiting their ability to afford necessities like food, healthcare, and transportation. Frequent moves due to eviction or foreclosure disrupt children's education and social ties, often forcing families into poorer, high-crime areas with fewer resources. A shortage of affordable rentals may lead to overcrowding and substandard housing for low-income households.

Discussion

The City of Redondo Beach acknowledges the challenges of securing permanent housing due to high costs and income trends. The City remains committed to exploring innovative solutions to expand housing access and programs for its residents.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

The tables below outline the four housing problems by race and AMI. These problems include: 1) lack of complete kitchen facilities, 2) lack of complete plumbing facilities, 3) more than one person per room, and 4) cost burden greater than 30%.

0%–30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,680	290	0
White	1,215	240	0
Black / African American	25	0	0
Asian	115	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	275	0	0

Table 13 – Disproportionally Greater Need 0 – 30% AMI

Data Source: 2016–2020 CHAS

30%–50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,555	495	0
White	1,020	365	0
Black / African American	0	10	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	180	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	330	45	0

Table 14 – Disproportionally Greater Need 0 – 30% AMI

Data Source: 2016–2020 CHAS

50%–80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,805	985	0
White	1,580	740	0
Black / African American	210	0	0
Asian	345	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	585	95	0

Table 15 – Disproportionally Greater Need 50 – 80% AMI

Data Source: 2016–2020 CHAS

80%–100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,365	1,345	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,045	910	0
Black / African American	105	135	0
Asian	110	115	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	50	95	0

Table 16 – Disproportionally Greater Need 80 – 100% AMI

Data Source: 2016–2020 CHAS

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction

Redondo Beach faces significant housing challenges, particularly among lower-income households. Severe housing problems are defined as lacking complete kitchen or plumbing facilities, overcrowding (more than 1.5 persons per room), or spending over 50% of income on housing. This can affect a substantial portion of the City's population, particularly the extremely low, very low, and low-income households.

Among households earning 30% or less of the Area Median Income (AMI), 1,550 households experience at least one severe housing problem, with White households comprising the largest share (1,135), followed by Hispanic households (240) and Asian households (100). At the 30%–50% AMI range, 1,035 households face severe housing problems, with Hispanic (185) and Asian (130) households disproportionately affected. As income levels increase, the prevalence of severe housing problems decreases, but disparities remain. For instance, at the 50%–80% AMI range, 955 households experience these issues, while at the 80%–100% AMI range, 385 households still face significant housing challenges.

These disparities highlight the ongoing need for affordable housing, rental assistance, and supportive services to address the unique challenges faced by different racial and ethnic groups. Expanding access to resources is critical to reducing housing instability and ensuring that all Redondo Beach residents have access to safe, affordable, and stable housing.

0%–30% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,550	420	0
White	1,135	320	0

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	25	0	0
Asian	100	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	240	29	0

Table 17 – Severe Housing Problems 0 – 30% AMI

Data Source: 2016–2020 CHAS

At the lowest income level (less than or equal to 30% AMI), 1,550 households experience at least one severe housing problem, making up most households at this income level. White households account for the largest share (1,135 households), followed by Hispanic (240 households) and Asian (100 households) households. Black/African American households are represented in much smaller numbers (25 households). Only 420 households at this income level do not experience severe housing problems, demonstrating the overwhelming housing instability among very low-income households.

30%–50% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,035	1,015	0
White	690	685	0
Black / African American	0	10	0
Asian	130	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	185	190	0

Table 18 – Severe Housing Problems 30 – 50% AMI

Data Source: 2016–2020 CHAS

Within the 30%–50% AMI range, severe housing problems affect 1,035 households, with an even split between those experiencing issues and those who do not (1,015 households). White households make up the largest share of those with housing issues (690 households), while Hispanic (185 households) and Asian (130 households) groups are also significantly affected. Notably, the number of Black/African American households with severe housing problems is very low (0 households), though 10 Black/African American households are recorded as not experiencing severe housing problems.

50%–80% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	955	2,835	0
White	605	1,715	0
Black / African American	35	175	0
Asian	95	390	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	500	0

Table 19 – Severe Housing Problems 50 – 80% AMI

Data Source: 2016–2020 CHAS

In the 50%–80% AMI category, the number of households with severe housing problems drops to 955 households, while 2,835 households do not experience these issues. Like before, White households make up the largest affected group (605 households), followed by Hispanic (180 households) and Asian (95 households) households. Black/African American households account for 35 households experiencing severe housing problems, though the majority in this group (175 households) do not.

80%–100% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	385	2,325	0
White	270	1,685	0
Black / African American	0	240	0
Asian	60	165	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	0	140	0

Table 20 – Severe Housing Problems 80 – 100% AMI

Data Source: 2016–2020 CHAS

At the 80%–100% AMI level, severe housing problems decrease significantly, affecting 385 households, while the vast majority (2,325 households) do not experience these issues. White households remain the most affected (270 households), followed by Asian (60 households) and Hispanic (15 households) households. Black/African American, American Indian/Alaska Native, and Pacific Islander households at this income level do not report severe housing problems.

Discussion

The data shows that severe housing problems disproportionately affect lower-income households, particularly White, Hispanic, and Asian residents in Redondo Beach. As income increases, the prevalence of severe housing issues declines, but disparities persist which indicates a continued need for targeted housing assistance and affordable housing development.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction

According to the U.S. Department of Housing and Urban Development (HUD), a household is considered cost-burdened if it spends more than 30% of its income on housing costs. This includes rent or mortgage payments, utilities, taxes, insurance, and other related expenses. Households that spend more than 50% of their income on housing are considered severely cost-burdened.

A disproportionately greater need is used housing and homeless needs assessments. According to HUD, a racial or ethnic group has a disproportionately greater need when the percentage of persons in a category of need who are members of that group is at least 10% higher than the percentage of persons in the category.

For purposes of comparison, the City's racial/ethnic breakdown per 2016–2020 CHAS data was:

- White: 68%
- Asian: 13.6%
- Hispanic: 12%
- Black/African American: 3.4%
- Pacific Islander: 0.28%
- American Indian/Alaska Native: 0.14%

Housing Cost Burden

Housing Cost Burden	<=30%	30–50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,670	5,745	3,905	95
White	12,410	3,600	2,620	80
Black / African American	495	370	60	0
Asian	2,490	745	480	15

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
American Indian, Alaska Native	25	0	0	0
Pacific Islander	50	0	0	0
Hispanic	1,830	845	600	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016–2020 CHAS

Discussion

White households represent the largest share of cost-burdened households, with 3,600 households spending 30–50% of their income on housing and 2,620 households spending more than 50% on housing. This group experiences the highest absolute number of cost-burdened households in the city. Asian households are the second-largest affected group, with 745 households' cost-burdened (30–50%) and 480 households severely cost-burdened (>50%). Similarly, Hispanic households face significant affordability challenges, with 845 cost-burdened households (30–50%) and 600 severely cost-burdened (>50%). Black/African American households, though a smaller population group in the city, have 370 cost-burdened households (30–50%) and 60 severely cost-burdened (>50%). While their total numbers are lower than other groups, high housing costs still present financial strain. Pacific Islander and American Indian/Alaska Native households have minimal representation in the data but still experience housing affordability challenges. Though their numbers are smaller, these groups may still struggle with cost burdens that impact their overall housing stability.

While the data does not indicate a single racial or ethnic group experiencing a disproportionately greater need under HUD's definition, it does highlight that the cost burden is a widespread issue affecting multiple groups in Redondo Beach. Lower-income households across all demographics continue to struggle with high housing costs, reinforcing the need for expanded affordable housing programs and financial assistance initiatives.

Addressing these housing cost burdens will require targeted efforts, such as rental assistance, affordable housing development, and policies that support long-term housing stability. Ensuring equitable access to housing resources for all racial and ethnic groups will be critical in reducing cost burdens and improving housing affordability citywide.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

No racial or ethnic group was consistently disproportionate across all three housing need categories: Housing Problems, Severe Housing Problems, and Housing Cost Burden. However, certain groups experienced greater needs in specific income categories. White households had the highest extent of housing problems, particularly at the lowest income levels ($\leq 30\%$ AMI and $30\% - 50\%$ AMI). At $\leq 30\%$ AMI, 1,135 White households experienced at least one severe housing problem, making up the majority in this category. This trend continued at the $30\% - 50\%$ AMI level, where 690 White households reported severe housing problems, far exceeding other racial/ethnic groups. Hispanic households also faced significant housing problems, particularly in the $\leq 30\%$ AMI and $50\% - 80\%$ AMI ranges, with 240 and 180 households affected, respectively.

In terms of cost burden, Hispanic households experienced a greater share than other groups, particularly in the $30\% - 50\%$ AMI range, where 845 households were cost-burdened and 600 spent more than 50% of their income on housing. While White households had the highest percentage of severe housing problems, they also have the greatest cost burden overall, with 3,600 cost-burdened households in the $30\% - 50\%$ AMI category and 2,620 severely cost-burdened households spending more than half their income on housing. Asian households, in contrast, had lower rates of housing problems, severe housing problems, and cost burden than other racial groups. Black/African American households had lower absolute numbers but still experienced affordability challenges, particularly in cost burden categories.

While no single racial or ethnic group consistently faced disproportionate need across all housing indicators, the data suggests that White and Hispanic households experienced the most housing challenges in specific income brackets, particularly in terms of severe housing problems and cost burden.

These findings highlight the need for housing affordability programs but also that each racial and ethnic group face unique challenges that need to be addressed on a household basis.

If they have needs not identified above, what are those needs?

Expanding affordable housing and implementing tenant-landlord mediation programs can provide significant benefits for residents. Affordable housing ensures that lower-income households, including seniors and families, can remain in the community without being cost-burdened. This stability helps reduce displacement, homelessness, and overcrowding.

Tenant-landlord mediation programs can also play a crucial role in preventing evictions and reducing housing instability. Disputes over rent payments, lease terms, or maintenance issues can often be resolved through mediation rather than costly and disruptive eviction proceedings. Mediation provides a neutral platform for tenants and landlords to negotiate solutions, ensuring fair treatment and reducing the financial and legal burdens associated with housing disputes. By implementing and promoting such programs, the city can help maintain housing security, reduce homelessness, and strengthen community relationships.

Investing in affordable housing and tenant-landlord mediation benefits the entire city by creating a more stable, inclusive, and economically sustainable community. These efforts can help reduce the strain on emergency services, lower the costs associated with displacement, and improve the overall quality of life for residents.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The City of Redondo Beach does not have distinct areas or neighborhoods heavily concentrated with any specific racial or ethnic group. However, there is one block group in North Redondo Beach that is predominantly Hispanic—Census Tract 6206.01, Block Group 1.

Although the City's demographics are not significantly segregated, understanding even minor geographic concentrations can help inform

housing policy decisions. Ensuring equal access to resources, affordable housing, and community services in all areas of Redondo Beach can help maintain a diverse and inclusive community while addressing the specific needs of different racial and ethnic groups

NA-35 Public Housing – 91.205(b)

Introduction

The City administers its own Housing Authority, which aims to provide adequate and affordable housing, economic opportunities, and a discrimination-free living environment for eligible individuals, as funding allows. However, the Redondo Beach Housing Authority does not operate any public housing units within the City of Redondo Beach. The City allocates approximately 648 Section 8 Housing Choice Vouchers (HCV) as of 2025. While the Housing Authority does not own or manage public housing units, it recently partnered with Century Housing to allocate 20 project-based vouchers to a Homekey site for the Moonstone housing development project.

In FY 2024, the agency is assisting 452 households under the Section 8 HCV Program. Of these households, about 76% are headed by elderly and/or disabled persons, while 24% of the households are non-elderly and non-disabled persons. This highlights the need for affordable housing for individuals with disabilities. From March 2024 to May 2024, the Housing Authority executed 14 new contracts and renewed 129 leases. Two tenants moved out of their subsidized units and are permanently off the program.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	538	0	537	1	0	0

Table 22 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	15,563	0	15,497	51,114		0
Average length of stay	0	0	0	9	0	9	1		0
Average Household size	0	0	0	1	0	1	1		0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	273	0	272	1	0
# of Disabled Families	0	0	0	104	0	104	0	0
# of Families requesting accessibility features	0	0	0	538	0	537	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	423	0	423	0	0	0
Black/African American	0	0	0	83	0	82	1	0	0
Asian	0	0	0	25	0	25	0	0	0
American Indian/Alaska Native	0	0	0	6	0	6	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type
Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	125	0	125	0	0	0
Not Hispanic	0	0	0	413	0	412	1	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There are no public housing units in Redondo Beach.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of residents in public housing and those utilizing Housing Choice Vouchers in Redondo Beach are centered around financial stability, accessibility, and housing availability. The data indicates that 538 households are utilizing housing assistance programs, with the vast majority (537 households) participating in tenant-based voucher programs, and only one household using a Veterans Affairs Supportive Housing (VASH) voucher. The average annual income of project-based voucher residents is \$15,563, while tenant-based voucher recipients have an average income of \$15,497, highlighting their extremely low-income status. Additionally, the data shows that elderly individuals (273 households) and disabled families (104 households) are significant portions of public housing residents, indicating a need for supportive services, accessible housing, and long-term affordability solutions.

How do these needs compare to the housing needs of the population at large

When comparing the needs of public housing residents and Housing Choice Voucher recipients to the broader population, differences emerge. The general population in Redondo Beach faces housing affordability challenges, with many residents being cost-burdened or severely cost-burdened, spending more than 30% or even 50% of their income on housing. However, public housing residents and voucher holders are overwhelmingly low-income and have even fewer housing options due to their financial constraints. While some households in the general population struggle with affordability, voucher recipients rely entirely on assistance to secure housing. Additionally, the data shows that only one household is utilizing a VASH voucher, despite the likelihood of more veterans in need, suggesting a gap in outreach or availability of supportive housing programs for veterans.

Discussion

These findings highlight the critical need for expanding affordable housing resources, increasing the availability of vouchers, and enhancing support services for disabled and elderly residents. Given the excessive cost of living in Redondo Beach, more investment in affordable units, accessible housing, and rental assistance programs are necessary to prevent housing instability and homelessness among the City's most vulnerable residents. Addressing these disparities through stronger housing policies and increased funding will be essential to ensuring long-term stability for low-income residents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

The Los Angeles Homeless Services Authority (LAHSA) serves as the lead agency for the Los Angeles Continuum of Care (CoC), overseeing federal, state, county, and city funds for programs that provide shelter, housing, and services to individuals experiencing homelessness. The City of Redondo Beach is part of the LAHSA CoC, which includes 85 cities and unincorporated areas across Los Angeles County. Within CoC, Service Planning Area (SPA) 8 covers the South Bay region, coordinating efforts among county departments, local governments, housing providers, homeless service agencies, and community organizations to address homelessness comprehensively.

Homelessness in Los Angeles County affects individuals and families of all backgrounds, ages, and racial groups. As housing costs continue to rise across Southern California, the number of individuals experiencing homelessness has increased, making access to shelter, transitional housing, and permanent supportive housing more critical than ever. In 2024, LAHSA conducted the Greater Los Angeles Point-in-Time (PIT) Count from January 22–25, providing essential data to measure the scale of homelessness and guide strategies for building a comprehensive and responsive System of Care. In SPA 8, which includes Redondo Beach, the 2024 PIT Count registered a total of 5,428 individuals, including both unsheltered and sheltered people. Of this total, 1,436 individuals were unsheltered, while 3,992 were staying in shelters. These figures underscore the ongoing need for housing interventions, supportive services, and outreach efforts to reduce homelessness across South Bay.

Redondo Beach has made significant progress in addressing homelessness through initiatives such as funding homeless service agencies, partnering with affordable housing developers, and creating a temporary shelter. In the first six months of 2024, the city achieved “functional zero” for homelessness, meaning that more individuals were placed in housing than became homeless during this period. Despite this achievement, homelessness remains a challenge. Current data indicates that 20 individuals are sheltered in temporary shelters, while 18 individuals are unsheltered and not in a dwelling. Additionally, 14 individuals are living in cars, 26 in vans, 7 in RVs, and 7 in tents. Compared to

2023, the city experienced a 5% decrease in unsheltered individuals, but there has been an increase in those living in vehicles, including 7 more people living in vans, 2 more living in RVs, and 6 more people living in tents.

While these improvements reflect Redondo Beach's dedicated efforts to address homelessness, the city recognizes the continued need for homelessness prevention, supportive services, and expanded housing solutions. By working with regional partners and building existing initiatives, Redondo Beach remains committed to ensuring that all residents have access to safe, stable housing and that progress towards ending homelessness is sustained.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In 2024, 5,428 people were counted as unsheltered in SPA 8, which includes Redondo Beach. This was part of the annual Point-in-Time (PIT) Count conducted by the Los Angeles Homeless Services Authority (LAHSA). Current data for Redondo Beach specifically indicates that 20 individuals are sheltered in temporary shelters, while 18 individuals are unsheltered and not in a dwelling. Additionally, 14 individuals are living in cars, 26 in vans, 7 in RVs, and 7 in tents. Compared to 2023, the city experienced a 5% decrease in unsheltered individuals, but there has been an increase in those living in vehicles, including 7 more people living in vans, 2 more living in RVs, and 6 more people living in tents.

The following outlines notable statistics found throughout the 2024 PIT Count for SPA 8:

Veterans

- 7% of individuals experiencing homelessness were veterans.

Veterans with Children

- No individuals experiencing homelessness were veterans with children.

Chronically Homeless Individuals and Families

- 43% of individuals experiencing homelessness experienced chronic homelessness, specifically 41% were households and 2% were individuals with families.
- 2% of veterans experienced chronic homelessness.
- 13 individuals of 24 years of age and younger experienced chronic homelessness.

Families with Children

- 7% of households experiencing homelessness were families with children under 18 years of age.

Unaccompanied Youth

- 8% of individuals experiencing homelessness were under 18 years of age.
- 1% of individuals experiencing homelessness were between the ages of 18 and 24.
- 18 youth-headed households experienced homelessness.

Domestic/Intimate Partner (D/IPV) Violence

- 36% of individuals over 18 years of age experienced homelessness and had D/IPV experience.
- 12% of individuals over 18 years of age were homeless due to fleeing from D/IPV.

Nature and Extent of Homelessness: (Optional)

This section is left blank on purpose.

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In 2024, the Los Angeles Homeless Services Authority (LAHSA) conducted its annual Point-in-Time Count and found that 5,428 individuals were unsheltered in SPA 8, which encompasses Redondo Beach. Specifically for Redondo Beach, 20 individuals are sheltered in temporary shelters, while 18 individuals are unsheltered and not in a dwelling. Additionally, 14 individuals are living in cars, 26 in vans, 7 in RVs, and 7 in tents. Compared to 2023, the City experienced a 5% decrease in unsheltered individuals, but there has been an increase in those living in vehicles, including 7 more people living in vans, 2 more living in RVs, and 6 more people living in tents.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The data continues to show that historic exclusionary racist policies still result in a disproportionate amount of Black people experiencing homelessness. Latinos remain the largest ethnic group experiencing homelessness.

According to the 2024 Greater Los Angeles Homeless Count, Black individuals are disproportionately represented in the homeless population of Los Angeles County, making up around 30% of the homeless population despite only representing 10% of the overall population; while Latinos, who constitute a larger portion of the county's population, also experience a significant level of homelessness, representing the largest ethnic group experiencing homelessness in LA County.

The following lists the results of the 2024 PIT Count:

- 2% of American Indian, Alaskan Native, or Indigenous individuals experienced homelessness.
- 3% of Asian or Asian American individuals experienced homelessness.
- 35% of Black, African American, or African individuals experienced homelessness.
- 42% of Hispanic Latina/e/o individuals experienced homelessness.
- 29% of White individuals experienced homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2024 PIT Count held by LAHSA, a total of 20 individuals were experiencing sheltered homelessness and 18 individuals were experiencing unsheltered homelessness. The total of persons experiencing homelessness was at 38, which is approximately a 12% decrease from 2023.

From the improvised dwellings counted, a total of 14 individuals were living in their cars, 26 were living in vans, 7 were living in RVs, and 7 were living in tents. There was a total of 54 dwellings, which is an increase of approximately 23% from 2023.

Discussion:

The data continues to show that a disproportionate amount of Black people are experiencing homelessness. Latinos remain the largest ethnic group experiencing homelessness.

NA-45 Non-Homeless Special Needs Assessment – 91.205 (b,d)

Introduction

Certain groups often face challenges in finding housing and may need customized services and assistance. These groups, who are more likely to be low-income, include:

- Elderly households
- Persons with disabilities and developmental disabilities
- Large households
- Single-parent households
- Homeless persons

Describe the characteristics of special needs populations in your community

Special needs populations in Redondo Beach include elderly households, individuals with disabilities, families with children, and single-parent households. Each of these groups faces unique challenges in securing stable housing and accessing essential services. These groups are considered special needs populations because they are more vulnerable to housing instability, cost burden, accessibility limitations, and service gaps than the general population.

Elderly households are considered a special needs population because they often live on fixed incomes, making it difficult to afford rising housing costs. Additionally, many elderly individuals experience mobility limitations, healthcare needs, and social isolation, requiring accessible housing modifications, assisted living options, and supportive services. According to the 2016-2020 ACS, 16.79% of Redondo Beach residents were 62 and over, with 34.5% of households including at least one person aged 60 or older. As the senior population grows, there will be an increasing demand for affordable senior housing, in-home care services, and transportation assistance.

Persons living with disabilities, including those with developmental, cognitive, and physical disabilities, face significant barriers to securing stable housing due to limited income, a need for accessibility modifications, and reliance on supportive services. According to the 2016-2020 ACS, 12.1% of the City's

population have a disability. Of these, 3.2% have ambulatory disabilities, 2.7% have independent living disabilities, 2% have cognitive disabilities, 2% have hearing disabilities, 1.2% have vision disabilities, and 1% have self-care disabilities. Individuals with disabilities often require housing modifications such as ramps, widened doorways, and accessible bathrooms to maintain independence. Additionally, affordable housing units that meet accessibility standards and in-home supportive services are critical for this population.

Families with children are considered a special needs population because they require larger housing units, proximity to schools and childcare, and access to family-friendly services and employment opportunities. Families with children often face higher housing costs due to the need for multi-bedroom units, which are typically more expensive. According to the 2016–2020 ACS, there were 17,413 family households in Redondo Beach, with 8,826 households containing children under age 18. Ensuring access to safe, stable, and affordable housing is essential for the well-being of families and their children.

Single-parent households, particularly those led by single mothers, are also vulnerable populations because they often rely on a single income, making it more difficult to afford housing and related expenses such as childcare, healthcare, and transportation. These households are at a higher risk of housing cost burden and financial instability. The 2016–2020 ACS reported 2,411 female-headed households present in Redondo Beach. Many of these households benefit from affordable housing programs, rental assistance, and supportive services such as childcare subsidies and workforce development programs.

Overall, special needs populations require a range of affordable housing options, accessibility modifications, family-friendly policies, and supportive services to maintain housing stability and a high quality of life.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The 2022 Los Angeles County Annual HIV Surveillance Report provided the status of the HIV epidemic in Los Angeles County. There was a total of 53,999 persons (adult and pediatric cases) living with diagnosed HIV. Specifically,

there were 22 individuals aged 13 and younger diagnosed with HIV. Among the 53,999 total individuals, an estimate of 6,800 individuals were unaware of their infection. The County saw an estimated 1,400 HIV infections.

Los Angeles County reported disparities in HIV diagnoses by population and location. Among males, the highest rates of HIV diagnoses were in the Central Health District, but rates were also elevated in the Hollywood-Wilshire, South, and Southwest Health Districts. Among females, the highest rates were reported in Southeast Health District followed by the Central and South Health District.

71% of newly diagnosed people were assigned for a Partner Services interview and 62% were interviewed for HIV surveillance. Persons interviewed represented 44% of all persons newly diagnosed with HIV.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City of Redondo Beach does not receive HOME Partnership Act (HOME) funding at this time.

Discussion

Housing and supportive services are crucial for vulnerable populations, specifically elderly individuals, persons with disabilities, female-headed households, and individuals experiencing homelessness.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Based on community input, survey data, and 2022 American Community Survey (ACS) data, the City of Redondo Beach has identified a critical need for Americans with Disabilities Act (ADA) improvements in public facilities and infrastructure. According to ACS data, 15% of the city's population is over 65 years of age, and 12% of residents live with a disability. These demographics highlight the growing need for accessible public spaces that allow seniors and individuals with disabilities to navigate the city safely and independently.

Enhancing ADA compliance with public facilities, including the installation of curb ramps, accessible pathways, compliant restroom facilities, and improved signage, will ensure equitable access for all residents. These improvements also benefit families with young children, making public spaces safer and more inclusive. By addressing these infrastructure needs, the City of Redondo Beach demonstrates its commitment to fostering an environment where all community members can participate fully in public life.

How were these needs determined?

These needs were determined by analyzing 2016–2020 ACS data, which shows that seniors make up 13% of the population, with an increase of approximately 2% between 2020 and 2022. Additionally, the Community Survey conducted for the 2025–2030 Consolidated Plan identified senior issues related to public facilities and community improvements as a priority for residents.

Describe the jurisdiction's need for Public Improvements:

The City has also recognized the need for ADA improvements beyond public facilities, extending to sidewalks, crosswalks, and other public infrastructure. These enhancements are critical not only for seniors but also for people living with disabilities and families with young children who require safer, more accessible public spaces. Lastly, with the increasing population of seniors, the City understands the need to improve public facilities and infrastructure to foster an inclusive environment in Redondo Beach.

How were these needs determined?

The need for these improvements was identified through analyzing ACS data from 2016–2020 and priorities highlighted in the Community Survey. Community members consistently emphasized the importance of creating a more accessible environment for all residents.

Describe the jurisdiction’s need for Public Services:

The Community Survey identified *Senior Services for Community Programming* as the top priority. Interviews with stakeholders also supported the need for public service agencies as organizations provided supportive services as well as needed services, such as feeding individuals experiencing homelessness, providing navigation services for victims of domestic violence, and providing landlord/tenant counseling.

How were these needs determined?

The Community Survey identified *senior services for Community Programming* as the top priority. Interviews with stakeholders also supported the need for public service agencies as organizations provided supportive services as well as needed services, such as feeding individuals experiencing homelessness, providing navigation services for victims of domestic violence, and providing landlord/tenant counseling. The City determined these needs by reviewing ACS data from 2016–2020 and Community Survey results, both of which reinforced the urgency of expanding public service programs. Addressing these needs will help improve the quality of life for Redondo Beach’s most vulnerable residents while fostering a more equitable and supportive community.

Housing Market Analysis MA-05 Overview

Housing Market Analysis Overview

This section looks at the housing market by analyzing housing indicators such as the inventory levels and homeownership rates to understand the specific Redondo Beach market. In addition, the City assesses the current housing stock in the community by looking at the following trends:

- Number of Housing Units
- Housing Market Analysis: Cost of Housing
- Housing Market Analysis: Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

There has been a dramatic increase in housing units and households since 1960. From 1960 to 1970, the number of housing units increased by 30% and the number of households increased by 29% whereas the City's population increased only 19% during this same period. Significant housing units and household growth continued into the 1970s, before slowing down in the years following 1980. Between 2000 and 2010, 1,066 housing units were added to the City's housing stock, representing an increase of 4%. However, between 2010 and 2020, the City population increased 5.2% along with a housing growth of 1.3%. The number of households (occupied housing units) increased by 1.6%.

Most Redondo Beach's housing units are single-family homes (55%). The multi-family units are fairly distributed across 2-4 units (14%), 5-19 units (15%) and 20 or more units (16%).

Most of the ownership units are larger homes with three or more bedrooms (76%), with the balance being predominantly two-bedroom units (21%). There are a very small number of owner-occupied studio (no bedroom) and one-bedroom units (4%).

Rental units comprise 50.1% of the occupied housing stock. Rental units are available in a range of sizes from studio (no bedroom) to three or more bedrooms. Almost half of the rental units (45%) are two-bedroom units with a large number of one-bedroom units (26%). The supply of rental units for larger families is limited to only 24% of the rental units with three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,665	42%
1-unit, attached structure	3,760	13%
2-4 units	4,125	14%
5-19 units	4,345	15%
20 or more units	4,820	16%
Mobile Home, boat, RV, van, etc	195	1%
Total	29,910	100%

Table 26 – Residential Properties by Unit Number
Data Source: 2016–2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	65	0%	735	6%
1 bedroom	405	3%	3,270	26%
2 bedrooms	2,930	20%	5,770	45%
3 or more bedrooms	11,220	77%	3,020	24%
Total	14,620	100%	12,795	101%

Table 27 – Unit Size by Tenure
Data Source: 2016–2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Redondo Beach currently has three primary housing assistance programs serving different target groups. The CDBG-funded Mobility Access and Emergency Repair Program serves low-income/disabled homeowners with minor home improvements to improve mobility access or provide for emergency repairs.

The City's Section 8 program administered by the Redondo Beach Housing Authority serves very low-income households with rental assistance funded through HUD. The Housing Authority gives priority on the waiting list to families, senior citizens, and disabled individuals.

Finally, there are five publicly assisted affordable housing projects in Redondo Beach providing rental assistance to very low-to-low-income seniors. A small percentage of seniors in Redondo Beach, California are considered very low-to-low-income owners or renters, with the City reporting a poverty rate significantly below the national average, with only around 1.7% of households experiencing poverty.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

In reference to the City's Housing Element 2021-2029, California Government Code Section 65583(a)(8) requires an analysis of existing assisted housing developments that are "at risk". However, it is important to note that this may change from low-income housing to market-rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing developments are defined as multi-family rental housing that receives government assistance under federal, state, and local funding programs. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program, which is used to qualify for a density bonus, or other conditions for project approval such as development agreements. Of the assisted housing developments listed in Table H-29, two include units that are "at risk" of converting to market rents. One of the projects, Seaside Villa, is "at risk" due to potential termination of Section 8 subsidy contracts. The second project, Seasons Senior Apartments, is "at-risk" due to the expiration of a 30-year covenant. As funding permits, the City will work to preserve the affordability of these units to maintain the stock of seniors who needed affordable housing in the community.

Does the availability of housing units meet the needs of the population?

It is important to identify the rate of housing cost burden in a community to assess the availability of affordable housing. Cost burden is defined as households paying more than 30% of their income for housing. When a household overpays for housing, it has less available income for other necessities such as healthcare, food, and transportation, thereby impacting quality of life.

The prevalence of the cost burden generally increases as income decreases. Cost burden impacted almost 83% of extremely low and very low-income households almost equally, and renter-households were more impacted by cost burden than owner-households overall. In terms of household type, the cost burden was almost indiscriminate, impacting all household types in the extremely low and very low-income levels, although low-income elderly owner households were less affected by cost burden than other types of households.

The City saw an 11% increase of the median sales price of a single-family home from 2020 to 2022. As of 2022, Redondo Beach had a vacancy rate of 8.58% (2022 ACS). This may indicate the City has available units but does not meet the economic status of the current population. Due to high costs of purchasing property and constructing homes, there may be financial burden to Redondo Beach residents in securing housing.

Describe the need for specific types of housing:

The City of Redondo Beach has a variety of housing needs, such as affordable housing for seniors, including single-family homes, multi-family homes, and affordable housing and emergency shelters. The City is working to address these needs through policies, programs, and zoning code amendments.

Discussion

It is important to identify the rate of housing cost burden in a community to assess the availability of affordable housing. The City's housing market is somewhat competitive. Homes in Redondo Beach receive three offers on average and sell in around 51 days. The median sale price of a home in Redondo Beach was \$1.6M in January 2025, up 12.0% since last year. The median sale price per square foot in Redondo Beach this time last year was \$823, which indicates an increase of 4.4% compared to 2024.

The City of Redondo Beach has a variety of housing needs, such as affordable housing for seniors, including single-family homes, multi-family homes, and affordable housing and emergency shelters. The City is working to address these needs through policies, programs, and zoning code amendments.

MA-15 Housing Market Analysis: Cost of Housing – 91.210(a)

Introduction

Housing costs impact the affordability of housing for residents across different income groups. Table 33 indicates that housing costs have decreased from 2009 to 2020 for owners but have risen for renters. The median home value increased by 32% from a median home value of \$736,100 in 2009 to \$974,200 in 2020. Although increasing, the high cost of ownership units makes it prohibitive for low-income households to purchase housing in Redondo Beach. Rents have increased by 34% from a median monthly rent of \$1,547 in 2010 to \$2,067 in 2020.

In 2020, the median sales price for a single-family home in Redondo Beach was \$1,160,000. In 2021 this rose to \$1,316,500, which is a 13.5% increase. While the median sales prices of homes in Redondo Beach were higher than those of neighboring Torrance, prices remained significantly lower than those in nearby Hermosa Beach, Manhattan Beach, and Rancho Palos Verdes. Overall, median sales prices for homes in the South Bay region were far higher than the median sales price for homes in Los Angeles County as a whole.

In May 2021, 30 units were listed for rent in the City of Redondo Beach. Rents for these housing units ranged from \$1,495 (for a one-bedroom apartment) to \$6,500 (for a four-bedroom rental). It should be noted that these rent ranges are based on the City's vacant rental units only and not all rental units in general. The median rent levels in Redondo Beach ranged from \$2,300 for a one-bedroom apartment to \$5,300 for a housing unit with four or more bedrooms.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2020	% Change
Median Home Value	736,100	974,200	32%
Median Contract Rent	1,547	2,067	22%

Table 28 – Cost of Housing

Data Source: 2010 Census (Base Year), 2016–2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	390	3.1%
\$500-999	370	2.9%
\$1,000-1,499	1,250	9.8%
\$1,500-1,999	3,975	31.1%
\$2,000 or more	6,815	53.3%
Total	12,800	100.0%

Table 29 – Rent Paid
Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	185	No Data
50% HAMFI	505	95
80% HAMFI	2,360	225
100% HAMFI	No Data	265
Total	3,050	585

Table 30 – Housing Affordability
Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$2,440	\$2,740	\$3,450	\$4,380	\$4,860
High HOME Rent	\$2,210	\$2,480	\$3,130	\$3,980	\$4,410
Low HOME Rent	\$1,559	\$1,671	\$2,007	\$2,310	\$2,558

Table 31 – Monthly Rent
Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Housing is considered affordable when housing costs do not exceed 30% of a household's income. The data reveals a significant shortage of affordable housing for both extremely low- and very low-income households.

Casa de Los Amigos, Seasons Senior Apartments, and Seaside Villa are publicly assisted, affordable rental housing projects in Redondo Beach. These assisted

developments serve the senior population with a total capacity of 333 units, of which 203 are deed restricted for lower income use. In addition to these rental housing projects, the City has also created affordable ownership housing as part of its inclusionary housing requirement within the Coastal Zone.

The high cost of housing in Redondo Beach results in households having to pay more than 30% of their household income on housing costs. This may be possible for higher income homeowners, but it becomes a financial hardship for extremely low- and very low-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing is the key to reducing intergenerational poverty and increasing economic mobility. Increasing access to affordable housing may be the most cost-effective strategy for reducing childhood poverty and increasing economic mobility in the United States.

Housing affordability can be inferred by comparing the cost of renting or owning a home in Redondo Beach with the maximum affordable housing costs to households which are earned at different income levels. This information can provide a picture of what size and type of housing they can afford as well as indicate the type of household that would likely experience overcrowding or overpayment.

In 2020, the median housing value for a single-family home in Redondo Beach was \$974,200. In 2022 this rose to \$1,288,300, a 32% increase. While the median housing value of homes in Redondo Beach were higher than those of neighboring Torrance, prices remained significantly lower than those in nearby Hermosa Beach, Manhattan Beach, and Rancho Palos Verdes. Overall, median sales prices for homes in the South Bay region were far higher than the median sales price for homes in Los Angeles County as a whole.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The average rent in Redondo Beach is \$2,165. The County of Los Angeles has an average rent price of \$1,534. Lastly, the State of California reflects rent at \$1,586 (2016–2020 ACS). In Redondo Beach, the median rent for all property types and bedroom is higher than the average rent, which Redondo Beach also has a higher median rent than the national average.

HUD’s listing of 2025 Fair Market Rents in the Los Angeles–Long Beach Metro area is as follows:

1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
\$2,480	\$3,130	\$3,980	\$4,410

Tenant-based rent subsidies could be used to preserve the affordability of housing. Like Section 8 vouchers, the City, through a variety of potential funding sources, could provide assistance to very low-income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low-income household. Subsidizing the very low-income at-risk units would require approximately \$541,800 annually, with an average of \$645 per unit per month. However, the Redondo Beach Housing Authority receives approximately \$7,200,000 in total funding for HCV and VASH. In March, April, and May 2024, the City spent \$2,080,316 on housing assistance payments with the average per unit cost at \$1,568 a month. This shows that the Housing Authority has a higher spending per household to housing its residents with fair market rents.

Discussion

The annual income for extremely low, very low, low, and moderate-income households by the size of the household and the maximum affordable housing payments are based on the federal standard of 30% of household income. From these income and housing cost limits, the maximum affordable home prices and rents are determined. Based on the rents and home prices, lower income households cannot afford housing in Redondo Beach. Moderate income households (with five or more members) at the high end of the income range may be able to afford small rental units in the City only.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Maintenance and improvements of current housing stock are key components of an overall housing strategy. The tables in this section provide details on the condition of housing units throughout the region by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

- A home which lacks complete or adequate kitchen facilities;
- A home which lacks complete or adequate plumbing facilities;
- A home which is overcrowded (having more than one person per room); and
- A home that is cost burdened (paying 30% or more of their income towards housing costs)

It is important to recognize that safe and secure housing is more than just an available physical space. The quality of the space and its ability to meet the needs of the residents is vital to housing security.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard Condition is housing that is safe, habitable, and free of health and safety hazards.

- *Health and Safety:* The housing must be free of health and safety hazards, such as carbon monoxide, electrical hazards, and mold
- *Lighting:* Rooms must have enough natural or artificial light for normal activities
- *Electrical:* There must be enough electrical sources for essential appliances, and electrical fixtures and wiring must be safe from fire
- *Windows:* There must be at least one window in the living room and each sleeping room
- *Kitchen and bathroom:* The kitchen and bathroom must have a permanent light fixture and at least one electrical outlet in the kitchen

- *Living room and bedrooms:* The living room and each bedroom must have at least two electrical outlets
- *Space and security:* The dwelling unit must have enough space and security for the family

Substandard condition is a condition that puts the safety, health, or welfare of the occupants or public at risk. This can include issues with sanitation, ventilation, heating, and more. Examples of substandard housing include the following:

- *Inadequate sanitation:* A lack of plumbing, hot and cold water, or bathrooms
- *Structural hazards:* Deteriorated walls, floors, ceilings, or roofs
- *Fire hazards:* Defective equipment, combustible waste, or other materials that could cause a fire
- *Faulty weather protection:* Chipped or peeling paint, loose plaster, or a lack of exterior wall coverage
- *Insects or vermin:* The presence of insects or rodents
- *Dampness:* A condition that endangers health and safety
- *Overcrowding:* Too many people living in a space

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,945	27%	5,785	45%
With two selected Conditions	110	1%	180	1%
With three selected Conditions	0	0%	40	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,560	72%	6,785	53%
Total	14,615	100%	12,790	99%

Table 32 – Condition of Units

Data Source: 2016–2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,270	16%	450	4%
1980-1999	4,485	31%	2,430	19%
1950-1979	6,140	42%	8,950	70%
Before 1950	1,730	12%	960	8%
Total	14,625	101%	12,790	101%

Table 33 – Year Unit Built

Data Source: 2016–2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	7,864	54%	9,913	77%
Housing units built before 1980 with children present	–	–	–	–

Table 34 – Risk of Lead-Based Paint

Data Source: 2016–2020 ACS (Total Units), 2016–2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 – Vacant Units

Need for Owner and Rental Rehabilitation

In Los Angeles County, 85.9% of the Countywide housing stock may be susceptible to deterioration because it was built prior to 1990. Also, over 60% of the County's housing stock is over 50 years old. This could mean that the County has many units in multiple communities that require substantial rehabilitation.

The City estimates that about 165 housing units in Redondo Beach are in substandard condition. The City's Code Enforcement Staff estimate complaints

concerning dilapidated structures and dwelling units in need of substantial rehabilitation are filed at a rate of approximate 1-3 per month. The City's Code Enforcement Staff notes current trends concerning substandard housing conditions generally evolve from unpermitted conversions of portions of existing structures and older residential units with owners that have aged in place or where the original owners have deceased and left their properties to children or grandchildren and the residences are either vacant for extended periods or converted to rental properties with minimal maintenance. Although some of the units considered as substandard have been rehabilitated, many are in the same condition.

Housing age is frequently used as an indicator of housing conditions. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Over 65% of housing is over 40 years old in the City according to the 2016-2020 ACS.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Lead-based paint for residential homes was banned in 1978. Table 39 above illustrates the estimated risk of lead-based paint hazards for all households. Approximately 54% of owner-occupied households and 77% of renter-occupied households were at risk of exposure to lead-based paint.

Discussion

The City of Redondo Beach aims to conserve and improve the current housing stock by maintaining community investment and providing affordable housing. The City recognizes that deferred maintenance and addressing deteriorating conditions not only the residents' safety but also the City's housing units.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Redondo Beach Housing Authority is responsible for overseeing various housing programs, including affordable housing and rental assistance. The Housing Authority works to address the needs of low- and moderate-income residents, administers programs like the Section 8 Housing Choice Voucher program, and supports the development of affordable housing within Redondo Beach. The Housing Authority also works in coordination with other local and regional agencies to help meet the housing needs of its residents, including working on compliance with state and federal housing regulations.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	593	0	0	0	0	0
# of accessible units	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type
Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The City of Redondo Beach does not own or manage any public housing projects or units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Redondo Beach does not own or manage any public housing units. Therefore, the City cannot report on the condition of public housing units. The City works to address the needs for affordable housing by allocating 613 Section 8 Vouchers (Housing Authority 2019 Annual PHA Plan). There are also five publicly assisted affordable housing projects in the City providing 241 units of affordable housing to very low- to low-income seniors. The City also provides housing assistance to homeowners in the form of grants up to \$7,500 for mobility access and emergency repair improvements.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 – Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The City of Redondo Beach does not own any public housing units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Redondo Beach Housing Authority will continue to implement the following strategies to best address the housing needs of their community:

- Administer an efficient, high performing agency through continuous improvement of support systems and a high level of commitment to employees and their development.
- Maximize the number of leased units within their current resources.
- Increase the number of Veteran program participants by utilizing all HUD VASH Vouchers allocated.
- Promote fair housing and equal opportunity to all members of the community through education.
- Actively recruit new landlords through outreach efforts and program education.
- Provide decent, safe, and sanitary housing for all families in the program.
- Take action against all program participants who violate program regulations if and when we become aware of any such activity and will employ a variety of methods (including those required by HUD) to ensure program integrity.
- Encourage self-sufficiency of participating families.
- Promptly process all requests by disabled individuals for reasonable accommodations.
- Provide portability counseling to all voucher holders.
- Employ new procedures and policies as useful or necessary.
- Increase the voucher payment standard for 1- and 2-bedroom units.
- Ensure that all contract rents are fair, reasonable, and affordable.
- Purge the current Housing Choice Voucher (HCV) waiting list then re-open the waiting list within the next 2-3 years.

Discussion:

The Redondo Beach Housing Authority will continue to implement strategies to best address the housing needs of their community.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

There are no emergency shelters within the city limits of Redondo Beach. The City partners with social services agencies and homeless services that serve the homeless population in obtaining shelter, emergency services and other housing services. The City currently funds the following social service agencies:

- 1736 Family Crisis Center – provides counseling for Redondo Beach households who may be in jeopardy of becoming homeless due to domestic violence.
- St. Paul's Methodist Church - Project: NEEDs – provides hot meals and a food pantry at St. Paul's Methodist Church for individuals experiencing homelessness.
- Pallet Shelter Program – provides temporary shelter for individuals experiencing homelessness and transitional, supportive services.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	20	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	
Unaccompanied Youth	0	0	0	0	0

Table 38 – Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are several programs offered in SPA 8 that target different homeless client groups. A brief description of each program is provided below. Additionally, there is a federal program serving veterans and their families in the effort to end veteran homelessness.

Coordinated Entry System (CES) – The CES is a framework that unites regional providers working collaboratively to house chronically homeless individuals. Using a common assessment tool, individuals are prioritized into the most appropriate housing based on their needs. The CES also coordinates county and federal resources from agencies such as the Department of Mental Health, the Department of Health Services, housing authorities, and the Department of Veterans Affairs.

Homeless Family Solutions System – This program is a network of family homeless service providers who address the needs of homeless families or those at imminent risk of losing their housing. It works cooperatively with system partners to help families complete housing and service plans.

First 5 LA Supportive Housing Program (First 5 LA) – This program is a needs-based assistance program aimed at serving homeless or at-risk families with children from birth to age 5, some with current or past involvement with the Department of Children and Family Services.

Supportive Services for Veteran Families (SSVF) – This program is a community-based, competitive grant program that rapidly re-houses homeless veteran families and prevents homelessness for those at imminent risk due to a housing crisis. The program's objective is to achieve housing stability through a short-term, focused intervention.

HUD-VASH Vouchers (VASH) – The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental

assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

Moving Assistance (MA) – The MA Program helps CalWORKs Welfare-to-Work (WtW) families who are homeless or at risk of becoming homeless due to a financial crisis resulting from circumstances out of the family's control.

Emergency Assistance to Prevent Eviction (EAPE) – The EAPE Program helps CalWORKs Welfare-to-Work (WtW) families who are behind in rent and/or utility bills due to a financial crisis which could lead to an eviction and homelessness.

Homeless Assistance (HA) – The CalWORKs HA Program provides Temporary HA and Permanent HA. Temporary HA provides temporary shelter payments to homeless families while they are looking for permanent housing.

Redondo Beach Homeless Task Force – The City established their own homeless task force to introduce policies, partnerships, and strategies to address homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Below is a summary of programs in the area that serve chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth to transition to permanent housing and independent living.

South Bay Coalition to End Homelessness – This agency is the lead homelessness collaborative in the Los Angeles Continuum of Care, located in SPA 8, provides referral and guides to an extensive range of homeless and related service programs in the area.

Homeless Family Solutions System – This program is a network of family homeless service providers who address the needs of homeless families or those at imminent risk of losing their housing. It works cooperatively with system partners to help families complete housing and service plans.

First 5 LA Supportive Housing Program (First 5 LA) – This program is a needs-based assistance program aimed at serving homeless or at-risk families with children from birth to age 5, some with current or past involvement with the Department of Children and Family Services.

Supportive Services for Veteran Families (SSVF) – This program is a community-based, competitive grant program that rapidly re-houses homeless veteran families and prevents homelessness for those at imminent risk due to a housing crisis. The program's objective is to achieve housing stability through a short-term, focused intervention.

HUD-VASH Vouchers (VASH) – The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

Unaccompanied Youth – There are several programs to serve this target group, including 1736 Emergency Youth Shelter, Hathaway-Sycamore: Independent Living Program, Divinity Prophet: Independent Living Program, and Richstone: THP and Transitional Living.

Moving Assistance (MA) – The MA Program helps CalWORKs Welfare-to-Work (WtW) families who are homeless or at risk of becoming homeless due to a financial crisis resulting from circumstances out of the family's control.

Emergency Assistance to Prevent Eviction (EAPE) – The EAPE Program helps CalWORKs Welfare-to-Work (WtW) families who are behind in rent and/or utility bills due to a financial crisis which could lead to an eviction and homelessness.

Homeless Assistance (HA) – The CalWORKs HA Program provides Temporary HA and Permanent HA. Temporary HA provides temporary shelter payments to homeless families while they are looking for permanent housing.

Redondo Beach Homeless Task Force – The City established their own homeless task force to introduce policies, partnerships, and strategies to address homelessness.

Lastly, the City of Redondo Beach and their partnerships utilize the Coordinated Entry System (CES). The CES coordinates resources from local and federal agencies to collaboratively house people experiencing chronic homelessness.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The special needs population typically refers to individuals who require additional support or services due to physical, mental, or developmental disabilities, as well as other conditions such as chronic health issues, homelessness, or those who may face significant life challenges.

Special needs populations have been identified in the City of Redondo Beach to include the elderly, which includes the frail elderly, and persons with disabilities. The City recognizes that special needs populations are faced with challenges due to their low income and other special conditions. Special needs populations are more likely to become homeless due to these factors, therefore require housing and supportive services. Consequently, the City considers supportive services and housing for special needs populations as a high priority.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City has provided and would like to continue to provide funding to 1736 Family Crisis Center, a social service agency that offers housing for victims of domestic violence and families experiencing homelessness, along with Project: NEEDS, which provides hot meals and access to a food pantry for individuals experiencing homelessness.

The City would like to partner with Project: NEEDS, an organization that provides hot meals and food pantry access to individuals experiencing homelessness. They also coordinate with CES to ensure individuals are provided with access to additional services.

Additionally, the City would like to collaborate with the Housing Rights Center, an agency that provides fair housing education and investigates discrimination complaints, along with Disability Community Resource Center,

a public service agency that provides independent living skills training in personal care and referrals for housing and additional services.

The City would like to continue their partnership with Harbor Interfaith Services, which is the leading agency in administering the Pallet Shelter Program. The Pallet Shelter Program provides temporary housing for individuals experiencing homelessness and provides case management services.

The City partnered with Century Housing, an affordable housing developer, for the development of Moonstone. This project converted 20 units at the Pacific Inn Motel into permanent supportive housing. The City would like to leverage Moonstone for individuals who are transitioning out of the Pallet Shelter Program.

Lastly, the City will continue collaborating with Venice Family Clinic, formerly known as South Bay Family Health Care Center, to provide services through the Behavioral Health Program. This program will assist individuals to cope with impact trauma and stress on health and wellbeing. Services offered include therapy, parenting services, crisis intervention, safety planning, domestic violence counseling, referrals, substance use therapy, and Medication-Assisted Treatment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Los Angeles County Department of Mental Health acknowledges that housing provides a fundamental level of stability for people to achieve their goals of wellness, recovery, and eventual self-sufficiency. The County offers Project-Based Operational Subsidy funds for subsidies for unit-based permanent supportive housing, which includes youth-oriented programs to address the long-term housing needs of persons with serious mental illness and emotional problems.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

During the 2025-26 program year, the City will continue to fund public services agencies that provide a range of supportive services including services to address the needs of frail elderly, persons with developmental disabilities and persons with HIV/AIDS identified as priority needs in the strategic plan.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the 2025-26 program year, the City will continue to fund public services agencies that provide a range of supportive services including services to address the needs of frail elderly, people with developmental disabilities and persons with HIV/AIDS identified as priority needs in the strategic plan.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

With rising home prices in the City and surrounding communities, there are cost barriers for households wanting to live in Redondo Beach. The lack of affordable housing for residents is a cause for possible displacement. With a high portion of supportive housing in the City being privately owned, there are fewer opportunities for community-based housing. Housing affordability can be inferred by comparing the cost of renting or owning a home in Redondo Beach with the maximum affordable housing costs to households which earn different income levels. This information can provide a picture of who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

California Government Code Section 65583(a)(8) requires the Housing Element to include an analysis of existing assisted housing developments that are “at risk”. Assisted housing developments are defined as multi-family rental housing that receive government assistance under federal programs listed in Government Code Section 65863.10(a) (such as Section 8/HUD), state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Planning and Development funds, or local in-lieu fees. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program or used to qualify for a density bonus.

Of the three assisted rental housing developments in the City of Redondo Beach, namely Seaside Villa and Seasons Senior Apartments, include units that are “at risk” of converting to market rents during 2021-2031. A total of 70 units for these two projects are at risk of converting to market rate housing during this analysis period. Seaside Villa is “at risk” due to the need to renew Section 8 contracts periodically and the owner may opt out of the program. Seaside Villa, under the Section 8 program, is receiving rents that are at 131% HUD’s Fair Market Rent level, according to HUD’s database. Therefore, the project is not likely to opt out of the Section 8 program. Seasons Senior Apartments was funded with a multi-family housing revenue bond and includes only 20% of the units as

affordable. The affordability restriction for Seasons Senior Apartments is due to expire in 2025. Bond-funded projects are typically more at risk of converting to market rate as the projects are owned by for-profit owners and only 20% of the units are deed restricted with no ongoing subsidies such as Section 8. Once 20% of the units become eligible for converting to market rate, it is likely the units will be rented at market rate unless financial incentives are made available to maintain these units as affordable.

Purchase of Affordability Covenant is an option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the project as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels. The feasibility of this option depends on whether the property is highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all the units remain affordable.

Government housing regulations are necessary to ensure that housing is constructed and maintained in a safe manner, to ensure that the density and design of housing is consistent with community standards, and to facilitate the provision of adequate infrastructure to support new housing. Nonetheless, government regulations, including local Measure DD, can potentially have an inhibiting or constraining effect on housing development. This can be particularly true for affordable housing, which must be developed in a cost-efficient manner. The City of Redondo Beach has not adopted regulations that are specifically intended to control the rate or amount of housing development that may occur. On a comparative basis, City fees, procedures, and requirements related to housing development in Redondo Beach are comparable to other cities in the region which indicates Redondo Beach's housing market are not excessive or highly restrictive.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

There are several non-housing community development assets that contribute to the overall well-being and economic stability of the community:

1. *Redondo Beach Public Library*: Provides access to educational resources, community programs, and internet services.
2. *Public Works Department*: Oversees various projects aimed at enhancing the quality of life for residents, including infrastructure improvements and zoning changes.
3. *South Bay Galleria Renovation Project*: Includes renovations to the existing mall, development of a great lawn and skate park, and the addition of residential units.
4. *Legado Project*: A mixed-use development with residential units and retail/restaurant space, aimed at revitalizing the area.
5. *AES Dewatering Pump Removal and Avenue A Ramp/Upper Esplanade Replacement/Repair Projects*: Infrastructure projects to improve transportation and public facilities.
6. *City of Redondo Beach Waterfront and Economic Development Office*: Operates the Harbor Department and the Business Assistance Program. The function of the City's Harbor Department is to manage the City's property along the waterfront to ensure an attractive area for recreation and commerce.
7. *South Bay One-Stop Business & Career Center*: Serving the Redondo Beach community with the mission to provide a fully integrated One-Stop workforce system to maximize employment and economic opportunity in partnership with business and the community.

These assets help create a more vibrant and sustainable community by addressing various needs beyond solely housing.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	89	11	0.24%	0.04%	-0.20%
Arts, Entertainment, Accommodations	3,300	4,128	3.72%	15.88%	12.16%
Construction	1,388	1,089	11.73%	4.19%	-7.54%
Education and Health Care Services	7,312	3,599	3.46%	13.84%	10.38%
Finance, Insurance, and Real Estate	3,539	1,421	6.75%	5.46%	-1.29%
Information	2,093	372	4.58%	1.43%	-3.15%
Manufacturing	4,380	6,672	5.61%	25.66%	20.05%
Other Services	1,656	1,908	9.48%	7.34%	-2.14%
Professional, Scientific, Management Services	6,750	2,697	18.08%	10.37%	-7.71%
Public Administration	1,305	305	19.59%	1.17%	-18.42%
Retail Trade	2,518	2,916	8.84%	11.21%	2.37%
Transportation & Warehousing	1,708	516	4.44%	1.98%	-2.46%
Wholesale Trade	1,291	369	3.50%	1.42%	-2.08%
Grand Total	37,329	26,003	100%	100.00%	0.00%

Table 39 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	38707
Civilian Employed Population 16 years and over	37329
Unemployment Rate	3.60%
Unemployment Rate for Ages 16-24	15.20%
Unemployment Rate for Ages 25-65	15.90%

Table 40 – Labor Force
Data Source: 2016–2020 ACS

Occupations by Sector	Number of People
Management, business and financial	23,142
Farming, fisheries and forestry occupations	0
Service	3,655
Sales and office	7,014
Construction, extraction, maintenance and repair	1,437
Production, transportation and material moving	2,081

Table 41 – Occupations by Sector
Data Source: 2016–2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,525	58%
30–59 Minutes	7,866	30%
60 or More Minutes	3,152	12%
Total	26,543	100%

Table 42 – Travel Time
Data Source: 2016–2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	645	33	397
High school graduate (includes equivalency)	2,712	142	832
Some college or Associate's degree	7,398	301	1,534
Bachelor's degree or higher	22,557	478	2,651

Table 43 – Educational Attainment by Employment Status

Data Source: 2016–2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	6	97	48	203	147
9th to 12th grade, no diploma	151	87	61	83	99
High school graduate, GED, or alternative	504	359	292	1,217	649
Some college, no degree	892	571	1,149	1,450	679
Associate’s degree	31	215	145	402	482
Bachelor’s degree	325	2,327	2,634	3,911	1,603
Graduate or professional degree	43	633	1799	2,480	1,329

Table 44 – Educational Attainment by Age

Data Source: 2016–2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$34,565
High school graduate (includes equivalency)	\$41,135
Some college or Associate’s degree	\$48,636
Bachelor’s degree	\$84,220
Graduate or professional degree	\$103,738

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016–2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top five (5) major employment sectors are Manufacturing with 6,672 jobs; Arts, Entertainment and Accommodations with 4,128 jobs; Education and Healthcare Services with 3,599 jobs; Retail Trade with 2,916 jobs and Professional, Scientific, Management Services with 2,697 jobs.

Describe the workforce and infrastructure needs of the business community:

Of the 37,329 workers in Redondo Beach, 19.59% comprise Public Administration jobs. Unemployment rates are at 3.6% throughout Redondo Beach. The largest number of people employed (23,142) are in the *Management, business and financial* sector followed by *Sales and office* (7,014). Approximately 58% of the workforce have a travel time of less than 30 minutes.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Waterfront and Economic Development Department in Redondo Beach offers a variety of programs and initiatives aimed at enhancing the community and supporting local businesses such as the following:

- *King Harbor Amenities Plan*: A comprehensive plan to improve and enhance public amenities within the waterfront area, providing more resources for residents and visitors;
- *Pier Streetscape Improvements*: Upgrades to the streetscape around the pier to enhance the aesthetic appeal and functionality of the area;
- *Harbor Drive Streetscape Improvements*: Enhancements to Harbor Drive to improve the overall infrastructure and accessibility;
- *Public Boat Launch*: Plans for a new public boat launch on Mole D, with studies expected to be completed by mid-2025 and design work to begin in mid-2026;
- *Business Support*: Assistance with business licensing, permitting processes, and providing resources for businesses looking to open or expand in Redondo Beach;
- *Business Associations*: Collaboration with various business associations to address the needs of different areas within the city; and
- *Retention and Attraction*: Efforts to retain and attract businesses that offer quality employment opportunities to local residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of the current workforce are well-aligned with the employment opportunities available in the area. The City benefits from a diverse and skilled labor pool, supported by various workforce development initiatives and partnerships with local educational institutions. Based on Table 43, it clearly shows 22,557 of those employed with a bachelor's degree or higher. This demonstrates that the City has a high number of well-educated workforces. The high educational attainment level of the workforce is suitable for the high number of jobs in the Management, business, and financial sectors. Table 50 presenting educational attainment by age further suggests that the workforce is well educated with over 64% of the 25-34 and 35-44 age groups having a bachelor's degree or other professional degree.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The One-Stop Business and Employment Center is located within Redondo Beach. It is a partnership of business, education, training, local government, and non-profit organizations working together to assist businesses with their employment needs.

The South Bay Workforce Investment Board (SBWIB) serves eleven (11) cities located in southwest Los Angeles County, including Redondo Beach, Hawthorne, Inglewood, Gardena, Carson, Lawndale, El Segundo, Manhattan Beach, Hermosa Beach, Torrance, and Lomita. The board is comprised of 51 members representing business, labor, education, economic development, the One-Stop partners, and other local workforce system stakeholders. The SBWIB embraces comprehensive strategies to meet the needs of business for a skilled workforce, while creating opportunities for workers to prepare for and enter well-paid careers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other

The City has undertaken economic development initiatives that are coordinated alongside the Consolidated Plan including Economic Development including the following:

1. *Legado Project*: A mixed-use development with 115 residential units and 22,000 square feet of retail and restaurant space, aimed at revitalizing the area. The project also includes the Legado Hotel, a major renovation and repositioning of the existing Palos Verdes Inn in Redondo Beach, CA, originally built around 1960. Alterations included the exterior facade, full guestroom redesign, common corridors, relocation of an existing restaurant, lobby, and a new roof deck area with bar and pool. Plans also call for a parking garage underneath the building.
2. *AES Dewatering Pump Removal*: A project in Redondo Beach involving the decommissioning and removal of the dewatering pump system at the former AES Power Plant site located at 1100 Harbor Drive. This project is part of the city's efforts to repurpose and improve the area, ensuring environmental safety and compliance with regulations. This project is a major step towards revitalizing the area and making it safer and more suitable for future development.
3. *Avenue A Ramp/Upper Esplanade Replacement/Repair*: The Avenue A Ramp/Upper Esplanade Replacement Project in Redondo Beach aims to replace the deteriorated access ramp at the intersection of Avenue A and the Esplanade. The existing ramp was found to be in poor condition and did not meet current accessibility standards. The new design will include:
 - ADA-compliant ramp access with handrails
 - Spacious landings for rest and stability

- Durable materials to withstand coastal conditions
- Stairway access to enhance connectivity

The project is part of the City's efforts to ensure safe, equitable, and environmentally conscious access for all visitors to the beach. The Los Angeles County Department of Beaches and Harbors (DBH) is involved in preparing the construction drawings and submitting the request for a Coastal Development Permit (CDP).

4. *City of Redondo Beach Waterfront and Economic Development Office:*

The Office operates the Harbor Department and the Business Assistance Program. The function of the City's Harbor Department is to manage the City's property along the waterfront to ensure an attractive area for recreation and commerce. Some of the key initiatives include:

- Harbor Patrol and County Lifeguard Facility Renovation: Improving safety and emergency response capabilities.
- Seaside Lagoon Building Renovation: Upgrading facilities for better public use.
- Pier Streetscape Improvements: Enhancing the aesthetics and functionality of the pier area.
- Harbor Drive Streetscape Improvements: Beautifying and upgrading the main thoroughfare.
- Pier Parking System Upgrades: Improving parking facilities for visitors.

All these efforts aim to create a vibrant and sustainable waterfront area that benefits both residents and visitors.

Discussion

Overall, the City boasts an array of non-housing community development assets that enhance the City's vibrancy and livability. Key initiatives spearheaded by the Community Development Department include transformative projects like the South Bay Galleria Renovation and the Legado

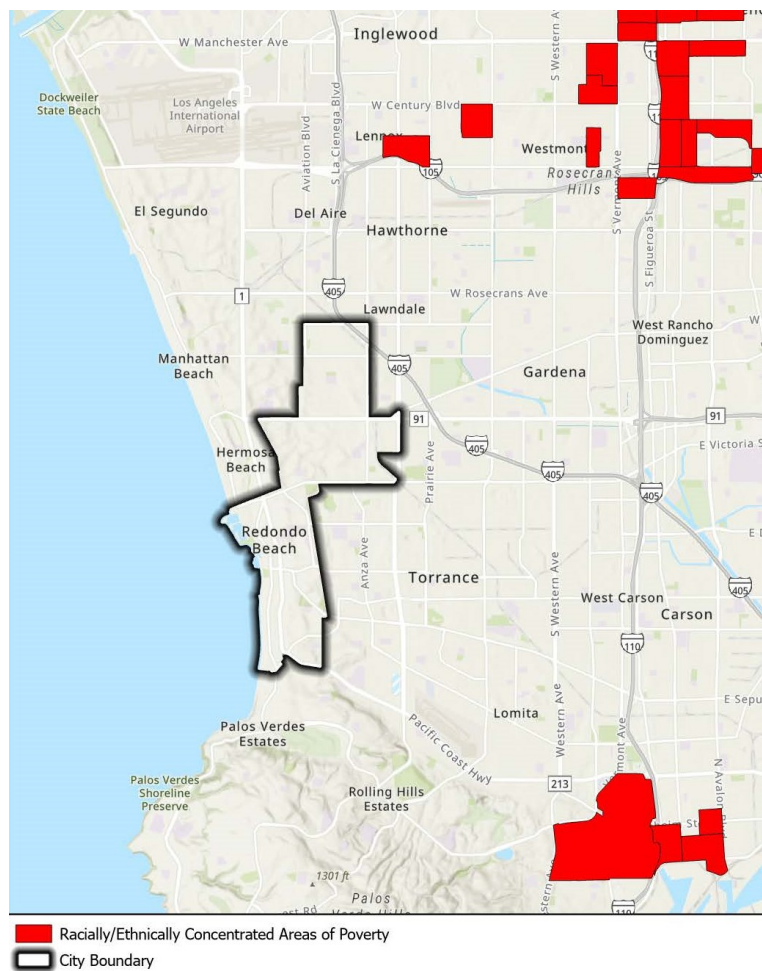
Project, which contribute to urban renewal and economic growth. The City is also committed to sustainability and environmental protections with various programs aimed at reducing the carbon footprint, promoting green building practices, and protecting natural resources. These include initiatives such as solar energy programs, waste reduction efforts, and water conservation measures.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines racially or ethnically concentrated areas of poverty (R/ECAPs) as census tract areas with a non-white population of 50% and a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. The City of Redondo Beach has no R/ECAP areas.

Beginning 2014, the City of Redondo Beach was identified as an Exception Grantee. An exception grantee refers to a jurisdiction that qualifies for certain exceptions under the Community Development Block Grant (CDBG) program. Typically, CDBG-funded activities must benefit low- and moderate-income (LMI) persons. However, in some communities, there are no areas where 51% of the residents are LMI. For these communities, the CDBG law allows exception criterion. Specifically, an activity can be considered to benefit LMI persons if it serves an area



within the highest quartile of all areas in the jurisdiction in terms of the concentration of LMI persons. This means that even if the area served by the activity doesn't have 51% LMI residents, it can still qualify for CDBG funds if it meets this exception criterion.

During the first year of the 2020–2025 Consolidated Plan, the City identified the exception threshold of 33.33%. This percentage represents the minimum percentage of low- and moderate-income residents who must reside in the serviced area and have an area-benefited activity with CDBG funds, specifically in Redondo Beach.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD tracks racial or ethnic dissimilarity trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. HUD defines dissimilarity through the following index:

- < 40: Low Segregation
- 40 – 54: Moderate Segregation
- > 54: High Segregation

The City's census tract and block groups have a minority population between 21% and 40%, which falls below the dissimilarity index as established by HUD.

What are the characteristics of the market in these areas/neighborhoods?

There is one block group in Redondo Beach that is predominately Hispanic (Census Tract 6206 Block Group 1). While Redondo Beach consists of predominantly the White racial group, the concentration of Hispanic residents in this one census block may be attributed to characteristics of general migration trends that highlight community networks. North Redondo Beach is home to St. Lawrence Martyr Church, located on Prospect Avenue and may be considered the primary Catholic church serving the Spanish-speaking community in the area.

Approximately 55% of the population were non-Hispanic Whites, which is a significant decrease from approximately 65% in 2010. The City is seeing a more racial and ethnically diverse city with the portion of Asian and Black residents increasing by 20% to 40%, respectively. Similarly to the rest of Redondo Beach,

North Redondo Beach is experiencing higher land values and attracting higher costs of living.

Are there any community assets in these areas/neighborhoods?

The area/neighborhoods have community assets such as schools, libraries, parks, and community centers that are not limited to the area but made available to all Redondo Beach residents. The Anderson Park Senior Center is a vibrant hub for senior citizens, offering a wide array of activities and programs. The 4,200 square foot facility hosts daily activities such as aerobics, bingo, crafts, yoga, and more. It also serves as a meeting space for the South Bay Adult Care Center and other community groups. Another great community asset is Perry Park, home to the Perry Park Senior Center. The dynamic community space offers a range of amenities and activities for all ages including a multi-purpose sports field equipped with a sports stadium, basketball and pickleball courts, play equipment for children, and designated picnic areas for family and community gatherings.

Are there other strategic opportunities in any of these areas?

Through the 2021-2029 Housing Element, the City offers many opportunities for recycling lower density uses into higher intensity uses along the major corridors. Racially/ethnically concentrated areas of minority tend to follow the City's commercial corridors, and the City ensures access to transit and service. Lastly, the City makes a concentrated effort to inform residents of various programs and services through their social media accounts and dedicated CDBG webpage.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City is a well-connected area for all households and neighborhoods, offering multiple options to choose from. Data indicates that only 0.6% of City households, or around 500 households, have limited broadband options with just one provider. While fiber connections can be more expensive than cable, making them less accessible to low-to-moderate-income (LMI) households, residential fiber service is available to 99% of all City households according to FCC data. In consultation with a nationwide broadband service provider, Verizon also indicated the need for broadband wiring and connections for households. Verizon pinpointed the general need for infrastructure improvements to improve connection networks and coverage. Broadband wiring has evolved to include fiber optic cables, which transmit data at faster speeds. The investment for connectivity includes cable installation as well as City support through permitting and funding.

Verizon, a national broadband service provider, identified the need for a spectrum pipeline through stakeholder outreach. In 2023, Verizon stated that mobile wireless networks carried 100 trillion megabytes of data, which doubled their traffic from 2021. The limited availability of high-power licensed spectrum could hinder the growth of mobile wireless connectivity and capacity, including the ability to bring new broadband options to households. Verizon determined a pipeline of high-power licensed spectrum will ensure that their network can continue to meet consumer demand but also allow other national broadband providers to compete on an international scale.

Furthermore, according to the 2023 Statewide Digital Equity Survey, there has been broadband adoption by 91% of respondents reflecting the significant impact of broadband and internet services. Additionally, the Verizon's 2025 Consumer Connections Reports reflected 129% total mobile network traffic increase over the past five years and a 34% growth in monthly mobile smartphone usage over a two-year period starting in January 2022. Each

report showcases a significant application of broadband usage, especially within the past two to five years. Specifically for low- and moderate-income households, the Equity Survey highlights low-income households are more likely to be under-connected by 13%.

The Equity Survey reflects that 13% of respondent households at or below 150% of the federal poverty level, do not have access to broadband services. This is in sharp contrast to 3% of non-low-income households who do not have access to broadband services. This 10% gap is explained by affordability barriers and highlights the need for the continuation of support programs to lower affordability barriers.

Additionally, historical trends reflected in the Equity Survey show broadband adoption in California remain as high as 91% of respondents report being able to connect to the Internet at home, including 88% who have a home broadband connection. There were only 3% of respondents who can connect through a mobile device, which was determined to be under connected. While there has been an increase both in overall connected households and those that are connected through desktops and laptops, there is still a 9% shortfall for those who are unconnected.

Broadband adoption by presence of school-aged children from 2014 to 2023 reflects a decrease in the number and in access to broadband from 2021 to 2023 (2023 Statewide Digital Equity Survey). Subsequently, there is a need for increased services for this population. Broadband adoption by household income between 2014 and 2023 shows that while there is an increase in broadband adoption for those earning less than \$20,000, this income category is still the most impacted by the need for access to broadband services.

From a regional perspective, there continues to be disproportionate access to broadband and internet services. With 9.9%, Los Angeles County reflects one of the highest percentage rates of under-connected respondents.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Currently, there are six service providers that serve the jurisdiction. Spectrum, AT&T, T-Mobil, Verizon, XNET, and ViaSat provide coverage. Additionally, the City is proposing the PCH Broadband Fiber Installation which would install fiber networks at various locations along Pacific Coast Highway. Lastly, the South Bay Workforce Investment Board (SBWIB), in partnership with the South Bay Cities Council of Governments (SBCCOG) implemented the South Bay Fiber Network to provide critical infrastructure to enable high-speed, low-cost internet connectivity for 15 municipal cities, including Redondo Beach. This infrastructure provides an essential public asset and opportunity to provide underserved communities with broadband access. This will lead to the development of extended groundwork for broadband network throughout the South Bay region. The City may benefit from increased competition, as well as the development of fiber, so residents can access affordable broadband internet service. Households may choose from various broadband services that meet their financial circumstances while still enjoying fair, or equal, connectivity.

MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The City of Redondo Beach has adopted a Local Hazard Mitigation Plan (LHMP), identifying many hazard types for the City. Most of these hazards have increased due to climate change, higher temperatures, and stronger storms. Climate change can heavily affect Coastal Inundation, which is defined by the City as coastal flooding and storm surge. Climate change has shown to create stronger, more volatile storms that can bring about strong storm surges and higher rates of flooding. Another hazard is Seismic Hazards, but this has long been a concern for the State independent of climate change.

Coastal Southern California has a Mediterranean climate with fire-adapted chaparral shrubland, grasses, and oak trees. Wildfire is a natural part of the local ecosystem. However, excessive, and unprecedented wildfires can cause detrimental problems. Wildfires are typically largest from July to September due to low fuel moisture caused by lack of precipitation in summer, hot temperatures, and low humidity. However, some of Southern California’s most destructive events occur in fall or early winter due to the arrival of the Santa Ana Winds.

During the early month of January 2025, a wildfire broke out in Pacific Palisades, a neighborhood in the Westside region of Los Angeles, Altadena, an unincorporated town of Los Angeles, and part of Pasadena due to the Santa Ana winds. These wildfires caused mass destruction to property, the environment, air quality, and economic instability.

In response, HUD released Notice CPD-17-06 encouraging CPD formula grantees to undertake comprehensive pre-disaster planning and use their grant funds for both immediate disaster response and long-term recovery per the Robert T. Stafford Disaster Relief and emergency Assistance Act. The notice provided guidance to grantees on how to use CPD formula grant programs to carry out disaster response and recovery activities. HUD also has a memorandum making available the suspensions and waivers of certain

statutory and regulatory requirements associated with several Community Planning and Development (CPD) grant programs to address damage and facilitate recovery from a major disaster (the "disaster") in areas covered by a major disaster declaration under title IV of the Stafford Act, as may be amended (the "declared-disaster areas"). The memorandum also announced a simplified notification process for grantees of these programs to use the suspension and waiver flexibility of CPD statutory and regulatory requirements identified in the memo. In case of a disaster, the City will apply for the following waivers, but not limited to, per Section 122 of the Housing and Community Development Act of 1974 (42 USC 5321):

- Extension of length of time or change in period within which to meet the 70% low- and moderate-income benefit requirement (24 CFR 570.200(a)(3) and 570.484);
- Elimination of prohibitions on new housing construction (§570.207(b)(3));
- Removal of restrictions on the repair or reconstruction of buildings used for the general conduct of government (§570.207(a)(1));
- Modification of the limitation on the amount of CDBG funds used for public services (§570.201(e)); and
- Elimination of other limitations that are not required by statute.

In the case of a natural disaster, which includes but not limited to earthquakes, wildfires, coastal flooding, and landslides, the City will follow a set of protocols established in the City's Local Hazard Mitigation Plan (LHMP). The following actions will be taken in the event of a natural disaster or threat:

- Open the emergency operations center
- Notify the public through various forms of communication
- Adhere to mitigations actions listed for the specific hazard or disaster as listed in the LHMP

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

A hazard event can have very different impacts on groups or individuals based on their age, socioeconomic status, physical and mental condition, and other demographic factors or on living conditions that affect their resilience to natural hazards. The Plan identifies segments of the population that may be disproportionately impacted by hazard events in relationship to where these hazards occur. Three main considerations are the physical threat to critical facilities and facilities of concern, the social threat to vulnerable populations, and the threat to any other assets that may be affected. Households with the following characteristics may be more vulnerable to hazards:

Households with at least one person with a disability - This can include households in which a person living with a disability lives alone or lives with others. Persons with disabilities often have reduced mobility and may have challenges taking care of themselves. Depending on their disability, they may not have the resources or ability to protect or mitigate damage to their homes or property.

Households living below the poverty level - Households with an income below the poverty level are less likely to have the financial resources to prepare or cope with the impacts of hazard events. If a hazard event significantly disrupts the local economy, they could face substantial hardships.

Households with at least one person over 65 - Persons over the age of 65 may have reduced mobility or suffer from medical conditions that affect their mental capabilities and ability to respond to or recover from a hazard event. A hazard event could also exacerbate existing health complications or cause injuries. Senior citizens living alone are especially at risk because they may not have a network to get help before, during, or after a hazard event.

Households with children 18 and under - Children under 18 are more vulnerable to hazardous chemicals or pollutants. They may also be less aware of ways to protect themselves from hazards, especially if they are very young and dependent on adults. There are other groups that may be more vulnerable during a hazard event, such as homeless people, individuals who are physically or socially isolated, or undocumented immigrants. However, data for these populations is not available at the local level.

Strategic Plan SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies the programs and projects the City will consider in the five years. The Strategic Plan describes:

- An assessment of housing and community development needs based on demographic and housing market information;
- Implementing strategies to address housing and community development needs; and
- The Annual Action Plan outlining the City's intended uses of CDBG funds for the upcoming fiscal year.

The ConPlan is divided into six sections, with the Needs Assessment, Market Analysis, and Strategic Plan forming the key sections:

- I. Executive Summary
- II. Process
- III. Needs Assessment
- IV. Market Analysis
- V. Strategic Plan
- VI. AAP

The Strategic Plan outlined is the result of data gathered and consultations throughout the ConPlan planning process. This section discusses resources available to implement housing and community development activities, monitoring, and performance measures.

The City's overall objective is to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish this objective, the following priority needs and goals were adopted:

Consolidated Plan Priority Needs

The following lists priority needs as follows:

- Support the Development of Decent and Affordable Housing
- Provide services for the vulnerable population
- Create new affordable housing
- Provide housing and supportive services for people experiencing homelessness
- Assist with rental costs
- Support Fair Housing Activities
- Provide Public Improvements

Consolidated Plan Goals

The following lists the 2025–2030 Consolidated Plan goals:

High:

- Support the Development of Decent Housing
- Support the Creation of Sustainable Neighborhoods
- Provide Vital Public Services
- Expand Affordable Housing Opportunities
- Planning and Administration

Medium:

- Create Economic Opportunities

Low:

- Prepare through Pre-Disaster Recovery Planning and Respond to Disaster

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	Citywide
	Area Type:	Public Services, Housing Rehabilitation
	Other Target Area Description:	Public Services, Housing Rehabilitation
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Citywide
	Area Type:	Public Facilities, Infrastructure Improvements
	Other Target Area Description:	Public Facilities, Infrastructure Improvements
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

Table 46 – Geographic Priority Areas

General Allocation Priorities

The City allocates its funds to organizations that provide low-income households with housing and supportive services. On an annual basis, the City prioritizes the use of its CDBG funding for housing and community development activities, including preservation and conservation of affordable housing and activities that serve low-income households and programs to address homelessness.

Public improvements and facilities improvements are made available through Redondo Beach Public Works Department and the Parks and Recreation Department but concentrated in lower-income neighborhoods. Public Services for the special needs population are provided citywide, as well, but are documented to ensure low- and moderate-income individuals are being served.

SP-25 Priority Needs – 91.215(a)(2)

Priority Needs

1	Priority Need Name	Support the Development of Decent and Affordable Housing
	Priority Level	High
	Population	Low, Moderate, Large Families, Families with Children, Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Support the Development of Decent Housing, Expand Affordable Housing Opportunities, Planning and Administration
	Description	The City intends to utilize CDBG funds, as available, to support local housing rehabilitation and neighborhood preservation programs.
	Basis for Relative Priority	According to the Needs Assessment, 32.71% of very low-income (30%-50% AMI) renters and 77.27% of low-income (50%-80% AMI) renters were experiencing cost burden or overpaying for housing. Additionally, the Community Survey conducted during the Consolidated Planning phase showed a need for decent and affordable housing. The City will focus its efforts on maintaining affordable housing units and rehabilitate housing for the low-income households. This goal is aligned with the City's Housing Element and Analysis of Impediments to Fair Housing Choice.
2	Priority Need Name	Provide Services for the Vulnerable Population
	Priority Level	High

	Population	Low, Moderate, Large Families, Families with Children, Elderly, Mentally Ill, Veterans, Victims of Domestic Violence, Unaccompanied Youth, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Citywide
	Associated Goals	Create Sustainable Neighborhoods, Provide Vital Public Services, Planning and Administration
	Description	The City intends to utilize CDBG funds, as available, to provide needed services to benefit low- and moderate-income residents, seniors, persons with special needs or disabilities, and victims of domestic violence.
	Basis for Relative Priority	The Community Survey conducted during the Consolidated Planning phase showed a great need for public services, specifically for seniors.
3	Priority Need Name	Support New Affordable Housing
	Priority Level	High
	Population	Low, Moderate, Large Families, Families with Children, Elderly, Veterans
	Geographic Areas Affected	Citywide
	Associated Goals	Expand Affordable Housing Opportunities, Planning and Administration

	Description	The City intends to utilize CDBG funds, as available, to support the development of new affordable housing. The City, alongside the state of California, is experiencing high cost in housing for owners and renters alike. The City will pursue housing opportunities in accordance with the City's Housing Element.
	Basis for Relative Priority	Based on the Housing Market Analysis, the average cost of a single-family home in Redondo Beach is significantly greater than the average cost of the State of California. According to the Community Survey, affordable housing was considered the top priority for housing needs. Thus, the City will look for opportunities to support the development of affordable housing, which correlates to the City's Housing Element and Analysis of Impediments to Fair Housing Choice.
4	Priority Need Name	Provide Housing and Supportive Services for People Experiencing Homelessness
	Priority Level	High
	Population	Extremely Low. Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness, Individuals, Mentally Ill, Chronic Substance Abuse, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Fund Homelessness Prevention, Planning and Administration
	Description	The City intends to utilize CDBG funds, as available, to support activities that provide supportive services and explore opportunities to develop housing for people experiencing homelessness.

	Basis for Relative Priority	Although the City of Redondo Beach achieved “Functional Zero Street Homelessness”, the City recognizes this accomplishment occurred through the prioritization and activities dedicated to serving people experiencing homelessness. The City will continue to fund homelessness prevention and housing for individuals experiencing homelessness to ensure people are housed.
5	Priority Need Name	Support Fair Housing Activities
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Families with Children, Elderly, Veterans
	Geographic Areas Affected	Citywide
	Associated Goals	Promote Fair Housing; Planning and Administration
	Description	Obtaining and maintaining housing cannot be achieved by solely creating additional affordable housing units. The City recognizes that there are many factors at play to obtain and maintain housing. The City will be supporting and promoting fair housing activities to prevent evictions and reduce housing instabilities.
	Basis for Relative Priority	In analyzing the Needs Assessment and Housing Market Analysis, the City concluded that promoting fair housing activities will reduce housing instability. Providing landlord/tenant counseling services will not only equip households with their Fair Housing rights but also inform landlords of their obligations. These actions can further prevent displacement, which can lead to homelessness.
6	Priority Need Name	Assist with Rental Costs
	Priority Level	High

	Population	Low, Moderate, Large Families, Families with Children, Elderly, Veterans
	Geographic Areas Affected	Citywide
	Associated Goals	Planning and Administration
	Description	The City will support the Redondo Beach Housing Authority, who provides rental assistance to lower income households.
	Basis for Relative Priority	The Housing Market Analysis shows the average rent payment is \$1,586 in California, \$1,534 in Los Angeles County, and \$2,165 in Redondo Beach. With higher rent costs and distribution of lower income households, the City has and will continue to support the Redondo Beach Housing Authority to provide rental assistance payments to extremely low- and very low-income households.
7	Priority Need Name	Provide Public Improvements
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence, Non-Housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Create Sustainable Neighborhoods, Planning and Administration

	Description	The City intends to utilize CDBG funds, as available, to provide public improvements to infrastructure and facilities to primarily benefit low- and moderate-income persons.
	Basis for Relative Priority	Through the Community Survey, the City identified that providing services for the elderly will address housing inequalities. The City prioritizes creating a sustainable neighborhood for all Redondo Beach residents but recognizes that seniors and the elderly need additional support to access the services needed. The City will identify curbs to provide ADA access and facilities that will improve access for all.
8	Priority Need Name	Provide Economic Opportunities for residents and business owners
	Priority Level	Medium
	Population	Extremely Low, Low, Moderate, Families with Children, Elderly, Veterans
	Geographic Areas Affected	Citywide
	Associated Goals	Create Economic Opportunities, Planning and Administration
	Description	
	Basis for Relative Priority	In accordance with the City's Housing Element and the Needs Assessment, the City identified a job to housing imbalance that may contribute to homelessness and impose difficulties for low-income individuals. The City recognizes that many factors contribute to lack of housing and affordable housing. The City would like to provide economic opportunities for residents, specifically for low- and moderate-income individuals so they are provided with economic stability and can secure housing.

Table 47 – Priority Needs Summary

Narrative (Optional)

Priority Needs were established with consideration of 2016–2020 ACS, 2016–2020 CHAS data, community input, and stakeholder engagement. The City also ensured the priority needs aligned with various City plans and programs, such as the Housing Element and Enhanced Response to Homelessness Programs. The City prepared these needs, and the feasibility of each project is based on funding availability.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Redondo Beach does not receive HOME funds and will not fund TBRA.
TBRA for Non-Homeless Special Needs	The City of Redondo Beach does not receive HOME funds and will not fund TBRA.
New Unit Production	According to the 2016-2020 CHAS data, 5,995 extremely low- and moderate-income residents experienced housing cost burden. Specifically, 1,860 renters experienced a housing cost burden of over 30%. Thus, the City of Redondo Beach has changed local zoning policies and is looking into additional ordinance to assist in the development of affordable housing.
Rehabilitation	According to the 2016-2020 ACS data, 8,152 units of housing were built prior to 1960. There is a need for continued maintenance for the City's housing stock built in 1960 or before.
Acquisition, including preservation	According to the 2016-2020 CHAS data, 5,995 extremely low- and moderate-income residents experienced housing cost burden. Specifically, 775 owners experienced a cost burden of over 30%. The City of Redondo Beach will continue to support rehabilitation and conservation of the existing housing units.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources – 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Redondo Beach receives CDBG funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report (CAPER) outlines all activities conducted with CDBG funds. The Annual Action Plan report illustrates the City's accomplishments in addressing the priorities and goals established by the 5-Year Consolidated Plan. The City is in the process of developing the 2025-2030 Consolidated Plan and the FY 2025-2026 Annual Action Plan. The City is estimated to receive approximately \$281,290 for the FY 2025-2026.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Admin and Planning, Housing, Public Improvements, Public Services, Economic Development	\$281,290	0	0	\$281,290	\$1,412,855	Based on HUD 2024-2025 allocation and projection throughout the ConPlan period

Table 49 – Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Entitlement Funds – As reflected in Table 55, the City estimates to receive \$281,290 in CDBG funds. The City plans to simultaneously utilize local funds to maximize both the reach and impact of its CDBG-funded programs. The City has successfully opened Moonstone, a permanent, transitional home, to house 20 individuals/households. Additionally, the City leveraged CDBG-CV (CDBG – COVID-19) funds to develop the Pallet Shelter Program. This Program provided temporary housing for 15 to 20 individuals experiencing homelessness. The City plans to partner with Harbor Interfaith Services, the leading agency of Pallet Shelter, to provide supportive services.

The City does not receive HOME, ESG, or HOPWA funds and does not report on these grants. As such, the City is not obligated to meet HUD’s matching requirements.

State Funds – The City does not expect to receive any funds from the State of California that will be used to directly leverage CDBG-related programming.

The City will continue to look for creative methods to find other sources of funding from local, state, federal, and private to develop and deliver quality and cost-effective projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not own any land that could be used to address the needs identified in the ConPlan.

Discussion

The City will continue to leverage local, state, and federal funds to fully maximize the impact of public services. Although the City does not receive HOME, ESG, or HOPWA funds, the City plans to continue providing temporary housing and case management services for individuals experiencing homelessness.

SP-40 Institutional Delivery Structure – 91.215(k)

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Redondo Beach	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood Improvements Public facilities Public services	Jurisdiction
Redondo Beach Housing Authority	Government	Rental	Jurisdiction
1736 Family Crisis Center	Non-profit organization	Homeless Non-homeless special needs	Region
Housing Rights Center	Non-profit organization	Ownership Rental	Region
St. Paul's Methodist Church	Non-profit organization	Homeless Non-homeless special needs	Region
Harbor Interfaith Services	Non-profit organization	Homeless	Jurisdiction
Disability Community Resource Center	Non-profit organization	Non-homeless special needs	Region
Venice Family Clinic	Non-profit organization	Non-homeless special needs	Region

Table 50 – Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Redondo Beach has made great progress in addressing homelessness through the city. The City has engaged not only non-profit organizations but also housing developers to provide public services and build affordable housing. The City leverage CDBG-CV funds, in conjunction with City Attorney's Office and Harbor Interfaith Services, to create the Pallet Shelter Program. This Program provided the first temporary shelter in Redondo Beach. Then, the City leveraged General Funds and local county funds to develop the Moonstone project. This permanent, transitional home will dedicate 20 units to individuals transitioning out of the Pallet Shelter Program. The City prides itself in its multi-departmental collaboration and its close partnerships with local non-profit organizations to serve its residents.

Like all cities, the City of Redondo Beach identified gaps in funding to continue providing needed services and develop affordable housing. The dissolution of the Redevelopment Agency resulted in the loss of primary funding for housing programs and acquisition of properties. With limited monies, the City had to look to creative methods to continue providing services and meet the needs of residents.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics		X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X

Child Care	X	x	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other	-	-	-

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City has and will continue its partnership with local and regional homeless housing facilities to provide the following:

- 608 beds serving individuals and families with children through emergency shelter
- 605 beds serving individuals and families with children through transitional housing
- 50 beds serving adults 18 years and older through Safe Haven
- 20 beds serving individuals experiencing homelessness through the Pallet Shelter Program
- 20 beds serving individuals experiencing homelessness through Moonstone
- 36 units for veterans experiencing homelessness through VASH

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The public service agencies maintain a robust network to coordinate service delivery and refer clients on an as-needed basis.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Considering Redondo Beach's housing stock built prior to 1960, the City will continue to provide housing rehabilitation services through the Mobility Access/Emergency Repair Program. This Program is done in collaboration with the City, low- and moderate-income residents, and local contractors.

To assist public service agencies, the City will continue to allocate the full 15% cap of its CDBG entitlement funds every year. The City understands that these funds, although little, greatly help public service agencies to provide the services needed for Redondo Beach residents.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support the Development of Decent Housing	2025	2030	Affordable Housing	Citywide	Decent Housing Preserve and improve the existing	\$200,000	Homeowner Housing Rehabilitation: 25 households
2	Create Sustainable Neighborhoods	2025	2030	Non-Housing Community Development	Citywide	Public Services Equal access to housing Public Services Assist special needs residents Community/Public Facilities Public Improvements	\$625,598	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
3	Provide Vital Public Services	2025	2030	Non-Housing Community Development	Citywide	Public Services Equal access to housing Public Services Assist special needs residents Health and dental services	\$210,967	Public service activities other than Low/Moderate Income Housing Benefit: 1,800 Persons Assisted

4	Expand Affordable Housing Opportunities	2025	2030	Affordable Housing	Citywide	Decent Housing Preserve and improve the existing Affordable Housing Create new affordable housing	\$50,000	Other: 5 persons
5	Planning and Administration	2025	2030	Administration	Citywide	Public Services Equal access to housing Public Services Assist special needs residents Community/Public Facilities Public Improvements Health Expand Economic Opportunities	\$281,290	Other: 1 Other
6	Create Economic Opportunities	2025	2030	Non-Housing Community Development	Citywide	Expand Economic Opportunities for residents and businesses	\$25,000	Jobs created/retained: 0 jobs Businesses assisted: 5 businesses assisted

7	Pre-Disaster Preparedness and Mitigation	2025	2030	Non-Housing Community Development	Citywide	Prepare and respond to urgent need		Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
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Table 52 – Goals Summary

Goal Descriptions

Sort Order	Goal Name	Goal Description
1	Support the Development of Decent Housing	Support the development of decent and affordable housing by rehabilitating the existing housing stock for low- and moderate-income households
2	Create Sustainable Neighborhoods	Enhance public facilities and infrastructure through improvements throughout Redondo Beach
3	Provide Vital Public Services	Provide funding for public service programs, specifically for seniors, individuals experiencing homelessness, and victims of domestic violence
4	Expand Affordable Housing Opportunities	Support and explore affordable housing opportunities to promote economic and housing stabilities for low- and moderate-income residents
5	Planning and Administration	Support program administration and planning costs
6	Create Economic Opportunities	Provide funding for programs that create economic opportunities for businesses and those looking to expand their business operations
7	Pre-Disaster Preparedness and Mitigation	Prepare for disaster response and recovery to ensure the wellbeing of all Redondo Beach residents

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Redondo Beach does not receive HOME funds. However, CDBG funds will be utilized for the Mobility Access/Emergency Repair Program to provide grants to homeowners for home repairs.

In the 2021–2029 Housing Element, the City identified the following projects and sites to meet the State of California’s Regional Housing Needs Allocation (RHNA):

- South Bay Galleria Project – This redevelopment project has been entitled for the development of 300 units, including 30 very low-income units.
- Legado Mixed Use Project – This mixed-use project consists of 115 units and 22,000 square feet of retail and restaurant space.
- Alcast Foundry – This redevelopment project has been entitled for the development of 36 townhomes.
- The Moonstone (Project Homekey) – This redevelopment project will see the conversion of a hotel to 20 units of permanent supportive housing.
- Anticipated Accessory Dwelling Units (ADUs) – There has been a steady increase in ADUs in the community. The City expects an average of 30 ADUs annually for the next eight years.
- Residential Recycling – Vacant parcels or potential sites where existing uses were not residential have been identified to be “recycled” into higher densities. A total of 826 parcels met the criteria listed in the 2021–2029 Housing Element.
- Housing on Church Properties – The City identified four churches along Broadway that can be used to provide affordable housing on site and receive parking relief to facilitate development.
- Mixed-Use Development – The City identified nine underutilized properties that can be redeveloped for mixed-use development.
- Residential Overlay – The City identified six areas for potential housing opportunities: North Kingsdale, North Tech District, 190th Street, Industrial Flex – South of Transit Center, South Bay Marketplace – South of Galleria, and FedEx Area.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

This does not apply to the Redondo Beach Housing Authority. The Redondo Beach Housing Authority administers the Section 8 Housing Choice Voucher Program but does not manage or operate any public housing units.

Activities to Increase Resident Involvements

The Redondo Beach Housing Authority continues to maintain a high performer status with HUD through the Section Eight Management Assessment Program (SEMAP); streamline various office procedures through the use of new policies, procedures, and software applications; continue to provide voucher mobility counseling and help a number of participants to successfully transfer to and from other jurisdictions; continue to conduct outreach efforts to new and prospective landlords; enforce housing quality standards, educate tenants and landlords about anti-discrimination laws through an annual Housing Rights Center workshop and periodic briefing sessions; continue to administer the Family Self Sufficiency (FSS) Program and to enroll new tenants onto the FSS program; provide reasonable accommodations to persons with disabilities and educate tenants about their right to request reasonable accommodations.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the ‘troubled’ designation

No plan since the Redondo Beach Housing Authority is not designated to be “troubled”.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

One of the most significant barriers to affordable housing in the City of Redondo Beach is the cost of housing. Factors contributing to the cost include the availability of land and the cost of development. Housing Element law requires an analysis of both governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels.

Government housing regulations are necessary to ensure that housing is constructed and maintained in a safe manner, to ensure that the density and design of housing is consistent with community standards, and to facilitate the provision of adequate infrastructure to support new housing. Nonetheless, government regulations, including local Measure DD, can potentially have an inhibiting or constraining effect on housing development. This can be particularly true for affordable housing, which must be developed in a cost-efficient manner. The City of Redondo Beach has not adopted regulations that are specifically intended to control the rate or amount of housing development that may occur, such as growth control measures. On a comparative basis, City fees, procedures, and requirements related to housing development in Redondo Beach are comparable to other cities in the region and therefore are not excessive or highly restrictive.

The General Plan Land Use Element and Zoning Ordinance establish locations and allowable densities for housing development within the City. The General Plan policies aim to preserve existing single-family and low-density multiple-family neighborhoods while providing additional capacity for growth. The City's General Plan land use policies help accomplish several objectives:

- Providing reasonable opportunities to accommodate new multiple family housing;
- Providing opportunities for new types of housing (such as in mixed use developments) to serve broader segments of the housing market;

- Establishing selected areas for increased residential densities to enhance the affordability and range of housing opportunities available; and
- Maintaining the basic character and scale of existing residential neighborhoods.

The Housing Element further notes that government housing regulations are necessary to ensure housing is constructed and maintained in a safe manner to assure the density and design of housing is consistent with community standards, and to facilitate the provision of adequate infrastructure to support new housing. Government regulation can potentially have an inhibiting or constraining effect on housing development, particularly for affordable housing which must be developed in a cost-efficient manner. City fees, procedures, and requirements related to housing development in Redondo Beach are comparable to other cities in the region and therefore are not excessive or highly restrictive. It should be noted; however, the South Bay cities contain high-cost housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's strategy, under the General Plan, aims to remove barriers to affordable housing will:

1. Open up new areas of the City for housing development;
2. Open up new areas for mixed use development;
3. To provide incentives for affordable housing development;
4. Provide adequate housing sites;
5. Removing governmental and other constraints to housing development;
6. Promote equal housing opportunity; and
7. Provide for a total potential capacity of 35,652 units at buildout of the Land Use Element while preserving existing single-family and low-density multiple-family neighborhoods.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Los Angeles Homeless Services Authority (LAHSA) is the lead agency in the HUD-funded Los Angeles Continuum of Care (CoC), and coordinates and manages federal, state, county, and city funds for programs providing shelter, housing, and services to people experiencing homelessness in the region.

The City of Redondo Beach is part of the LAHSA CoC, which comprises of 85 cities and unincorporated areas and requires participation from the County departments and agencies, local governments, housing providers, homeless and supportive service providers, and community groups.

The County is divided into eight service planning areas: Antelope Valley, San Fernando Valley, San Gabriel Valley, Metro LA, West, South, East, and South Bay. The City of Redondo Beach is in South Bay/Harbor Service Planning Area 8.

The City of Redondo Beach along with LAHSA, participates in the annual Point in Time Count (PIT). PIT is a snapshot of the number of people experiencing homelessness on a single night, conducted by local agencies across the United States to gather data on the homeless population and inform policy decisions regarding housing and support services; it is mandated by the U.S. Department of Housing and Urban Development (HUD) and usually takes place in January each year, counting both sheltered and unsheltered individuals.

LAHSA conducted the 2024 PIT Count during the week of January 22, 2024. The sheltered count took place on January 22, 2024, and the unsheltered count occurred between January 23, 2024, through January 25, 2024. The PIT Count registered 75,312 persons as homeless. Of this number, 52,365 were experiencing unsheltered homelessness and 22,947 were in sheltered. Specifically, the City of Redondo Beach registered a total of 5,428 individuals experiencing homelessness.

Using the Coordinated Entry System (CES), individual profiles were created for these homeless persons, detailing specific needs and services each are

requiring, to efficiently connect available resources to these individuals. In FY 2025–2026, the City will fund the 1736 Family Crisis Center to provide emergency and transitional shelter, counseling, support, and referral services to victims of domestic violence; and St. Paul’s United Methodist Church Project Needs program to provide meals to the homeless or those at risk of becoming homeless.

Addressing the emergency and transitional housing needs of homeless persons

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed through a ministerial process. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that are limited to occupancy of six months or fewer by a homeless person.

According to the 2024 Point-in-Time Homeless Count by the Los Angeles Homeless Services Authority (LAHSA), the City of Redondo Beach reported achieving "Functional Zero" street homelessness, meaning there were essentially no unsheltered individuals counted within the city limits, as part of Service Planning Area (SPA) 8 in Los Angeles County; the total count for SPA 8, encompassing the South Bay area, was 5,428 unsheltered individuals.

The City continued to provide the 15 “pallet shelters”, or temporary homeless shelters, at the 1521 Kingsdale site with the potential to increase the number of pallet shelters in the future. Each pallet shelter structure can accommodate two people, with a total capacity of 30 people.

In June 2024, the City’s Housing Authority entered into a Housing Assistance Payment (HAP) agreement with Century Housing, LLC to provide Project-Based Vouchers (PBV) for 20 permanent supportive housing units. These units are prioritized for individuals that successfully transitioned out of the Pallet Shelter Program, followed by Redondo Beach chronically homeless, elderly individuals experiencing homelessness or are at risk of homelessness, and honorably discharged veterans.

The City amended the Zoning Ordinance in 2017 to permit emergency shelters with approval of a ministerial permit in the I-1B zone and subject to a coastal development permit in the I-2A zone. The ordinance allows emergency shelters for the homeless as permitted use in the I-1B zone and in the I-2A coastal zone (only I-2A in the Coastal Land Use Plan Implementing Ordinance), which are intended for a broad range of light industrial uses.

AB 139 states that local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City will amend the Zoning Ordinance to comply with AB 139.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Redondo Beach partners with the following agencies to assist the homeless population to transition to permanent housing and independent living.

HUD-VASH Vouchers (VASH) – The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

Unaccompanied Youth – There are several programs to serve this target group, including 1736 Emergency Youth Shelter, Hathaway-Sycamore: Independent Living Program, Divinity Prophet: Independent Living Program, and Richstone: THP and Transitional Living.

Moving Assistance (MA) – The MA Program helps CalWORKs Welfare-to-Work (WtW) families who are homeless or at risk of becoming homeless due to a financial crisis resulting from circumstances out of the family's control.

Emergency Assistance to Prevent Eviction (EAPE) – The EAPE Program helps CalWORKs Welfare-to-Work (WtW) families who are behind in rent and/or utility bills due to a financial crisis which could lead to an eviction and homelessness.

Homeless Assistance (HA) – The CalWORKs HA Program provides Temporary HA and Permanent HA. Temporary HA provides temporary shelter payments to homeless families while they are looking for permanent housing.

Supportive Services for Veteran Families (SSVF) – This program is a community-based, competitive grant program that rapidly re-houses homeless veteran families and prevents homelessness for those at imminent risk due to a housing crisis. The program's objective is to achieve housing stability through a short-term, focused intervention.

South Bay Coalition to End Homelessness – the lead homelessness collaborative in the Los Angeles CoC, located in SPA 8, provides referrals and guides to an extensive range of homeless and related service programs in the area.

Coordinated Entry System (CES) – The CES is a framework that unites regional providers working collaboratively to house chronically homeless individuals. Using a common assessment tool, individuals are prioritized into the most appropriate housing based on their needs. The CES also coordinates county and federal resources from agencies such as the Department of Mental Health, the Department of Health Services, housing authorities, and the Department of Veterans Affairs.

Homeless Family Solutions System – This program is a network of family homeless service providers who address the needs of homeless families or those at imminent risk of losing their housing. It works cooperatively with system partners to help families complete housing and service plans.

First 5 LA Supportive Housing Program (First 5 LA) – This program is a needs-based assistance program aimed at serving homeless or at-risk families with children from birth to age 5, some with current or past involvement with the Department of Children and Family Services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs

The Los Angeles Department of Mental Health offers an array of programs to address housing health, social services, employment education or youth needs. It offers services in each of the eight (8) Special Service Areas. The City of Redondo Beach is part of Special Service Area 8, which Health Neighborhoods bring together health, mental health, public health, substance abuse providers and community organizations to establish and enhance collaborative relationships and promote the integration of whole-person care. Participating service providers are linked to County and City agencies, educational institutions, housing services, faith-based organizations, vocational supports, advocacy and non-profit organizations, prevention programs, social services, etc. These providers come together with vital input from the community to enhance the health and wellbeing of the neighborhood residents.

The County offers Project-Based Operational Subsidy funds for subsidies for unit-based permanent supportive housing, which includes youth-oriented programs to address the long-term housing needs of persons with serious mental illness and emotional problems.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Per 24 CFR 35 of HUD regulations, the City implements Lead-Safe Housing through its Mobility Access/Emergency Repair Program. The City has and will continue to take actions necessary to identify and reduce lead-based paint hazards in Redondo Beach homes. Before work starts for eligible MA/ER Program applicants, the age of the house will be reviewed to accurately assess the presence of lead-based paint. The City will contract certified Lead-Based Paint Inspectors and/or Risk Assessors to test for lead-based paint, to perform risk assessments on lead-based paint positive houses, and to remove and/or abate lead-based paint. The MA/ER Program provides grants up to \$7,500 for mobility access and emergency repairs, in which impacts of lead-based paint are minimal. However, City Staff ensures all lead-based paint program requirements are followed as the scope of work is determined.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the 2016–2020 ACS data, 8,152 units of housing were built prior to 1960. There is a higher probability that these units contain lead-based paint, therefore may cause significant health concerns for seniors and youth children.

How are the actions listed above integrated into housing policies and procedures?

The City's Analysis of Impediments to Fair Housing Choice outlines the following priorities:

- Support the Costs Associated with Housing
- Support the Cost of Housing for LMI and Special Needs Populations
- Support the Prevention of Housing Discrimination
- Promote and Develop Affordable Housing
- Support Homeownership

The City will continue its partnership with local non-profit and housing developers to meet its goals and alleviate any potential barriers to housing.

To preserve the current housing stock, the City funded the Mobility Access/Emergency Repair Program for low- and moderate-income residents. This program provides a grant up to \$7,500 for home repairs.

To combat housing discrimination and promote fair housing, the City partnered with the Housing Rights Center to provide landlord/tenant counseling and educate the public of tenant rights according to the Fair Housing Act.

To provide rental assistance, the Redondo Beach Housing Authority served over 600 households through its Section 8 Housing Choice Voucher Program. This supplemented the high-cost of rents for low- and moderate-income households.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy to reduce the number of poverty-level families is carried out through job development and job training programs. The South Bay Workforce Investment Board (SBWIB) serves 11 cities located in southwest Los Angeles County, including Redondo Beach, Hawthorne, Inglewood, Gardena, Carson, Lawndale, El Segundo, Manhattan Beach, Hermosa Beach, Torrance, and Lomita. The board is comprised of 51 members representing business, labor, education, economic development, the One-Stop partners, and other local workforce system stakeholders. The SBWIB embraces comprehensive strategies to meet the needs of business for a skilled workforce, while creating opportunities for workers to prepare for and enter well-paid careers.

The local Workforce Innovation and Opportunity Act (WIOA) program is operated through the South Bay Workforce Investment Board office in Torrance, which offers a wide range of services to cater to the needs of local businesses, job seekers (both adults and youth), veterans, homeless individuals, and incumbent workers. The center provides in-person services such as job placement assistance, career counseling, specialized training programs, to enhance employees' skills, paid work experience opportunities, On-the-Job Training, and hosting hiring events. WIOA will also refer clients to local agencies for free counseling, medical, and benefits advocacy services. Clients will also be referred to the Section 8 Rental Assistance program as appropriate. Staff from the Housing Authority of the City of Redondo Beach referred residents to the South Bay Workforce Investment Board office in Torrance to participate in the WIOA program.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's Anti-Poverty Strategy is consistent with one of the City's ConPlan goals of providing for economic opportunities for businesses and owners looking to expand their business venture.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will closely monitor all activities in accordance with the standards and requirements of 24 CFR Part 85: Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments, and 24 CFR Part 44: audits of State and Local Governments. The City determines the intensity of monitoring based on the following indicators:

- Newly added subrecipient or organizational change
- Grant award is greater than \$25,000
- Performance and Administration history concerns
- Changes in key personnel (i.e., program administrators)

The City conducts on-site and desk monitoring to meet with program staff, ensure subrecipients are accurately documenting accomplishments, and ensure appropriate accounting methods in relation to CDBG regulations.

For agencies to be funded with CDBG monies, the City holds an annual CDBG Orientation, a mandatory meeting for financial and program staff to discuss HUD regulations and program expectations.

During the Fiscal Year, the subrecipients are obligated to submit quarterly or monthly accomplishments report with their invoices. Each reimbursement invoice must include the proper documentation, such as timesheets and receipts. City staff review each reimbursement request and only process the invoice once all documentation has been received and approved.

Appendix

Alternate/Local Data Sources

1	Data Source Name Community Needs Survey
	List the name of the organization or individual who originated the data set. City of Redondo Beach
	Provide a brief summary of the data set. A community and stakeholder survey were designed to receive feedback on various needs for community programs and facilities, quality of life improvements, homelessness needs, housing discrimination, and barriers to housing access. The Survey was made available in both English and Spanish. The City received a total of 122 responses.
	What was the purpose for developing this data set? The purpose of the survey was to help the City prepare its 5-Year Consolidated Plan and provide opportunity for community input to assist the City in setting its future goals and programs to better serve the community.
	Provide the year (and optionally month, or month and day) for when the data was collected. June 3, 2024, through November 6, 2024,
	Briefly describe the methodology for the data collection. A total of 11 questions were asked to determine participants' priority of needs for the City. The Survey was made available from June 3, 2024, to September 3, 2024. Information about the Survey was disseminated on the City's dedicated CDBG webpage, and at seven (7) City facilities throughout Redondo Beach. Staff also engaged respondents through City social media pages, such as Instagram and Facebook.
	Describe the total population from which the sample was taken. A total of 122 respondents participated in the survey. The City received 0 responses in Spanish, and 122 responses in English.

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>A total of 122 respondents participated in the survey.98% of respondents predominantly spoke English at home.50% were homeowners in Redondo Beach.53% live and/or worked in Redondo Beach for over 10 years. Majority of respondents did not believe Redondo Beach was vulnerable to natural disasters and/or flooding. 36% of respondents specified areas that are vulnerable to natural disasters.</p>
2	<p>Data Source Name</p> <p>Administrative Data Sets</p> <p>List the name of the organization or individual who originated the data set.</p> <p>City of Redondo Beach</p> <p>Provide a brief summary of the data set.</p> <p>The data set examines demographics, housing, economy, public policies, community needs, and special population to help identify and address the housing and community development needs.</p> <p>Decennial Census 2000, 2010, and 2020, U.S. Census Bureau.</p> <p>American Community Survey (ACS) 2016–2020 5–Year Estimates and 2022 1–Year Estimates</p> <p>U.S. Department of Housing and Urban Development (HUD)</p> <p>Point-in-Time Count 2023, Los Angeles Homeless Services Authority (LAHSA).</p> <p>Community Reinvestment Act (CRA) Rating Search, Federal Financial Institutions Examinations Council (FFIEC)</p> <p>Comprehensive Housing Affordability Strategy (CHAS) 2016–2020 5–Year Estimates.</p> <p>Brown University (Diversity and Disparities: Residential Segregation)</p> <p>Home Mortgage Disclosure Act (HMDA) Data Browser 2022, Federal Financial Institutions Examination Council (FFIEC).</p> <p>Uniform Crime Reporting (UCR) Program 2019, Federal Bureau of Investigation (FBI).</p> <p>City of Redondo Beach:</p> <ul style="list-style-type: none"> -Proposed Five-Year Capital Improvement Program 2024–2029 -Local Hazard Mitigation Plan 2020 -Community and Stakeholder Surveys -Community meetings -Stakeholder Interviews -Redondo Beach Housing Authority

	<p>What was the purpose for developing this data set?</p> <p>The purpose of developing this data set is to support the City of Redondo Beach's commitment to meeting the housing and community's needs, while also adhering to state, federal and local jurisdiction laws.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The administrative data collection is comprehensive, covering various aspects of housing and community characteristics in Redondo Beach. The primary focus is on the City's constituent and includes demographic data, housing conditions, public policies, lending practices, and community participation. Additionally, the data address specific populations, including low-income households, seniors, individuals with disabilities, and homeless individuals. Data was gathered through various methods, including desk admin data collections, community meetings, surveys, social media, emails, stakeholder interviews, and public reviews, ensuring a wide range of perspectives.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>o The dataset will be used for the Consolidated Plan period from 2025 to 2030. Data includes historical data from previous years as listed in the brief summary of the data set.</p> <ul style="list-style-type: none"> -Community and Stakeholder Surveys: June 3, 2024 – November 15, 2024C -Community Meetings in June and October of 2024
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The status of the data set is complete</p>

Appendix

Community Engagement Summary

SUMMARY

The City of Redondo Beach conducted a robust community outreach program that began on June 3, 2024. Efforts included community and stakeholder surveys, community meetings, flyer, social media, stakeholder interviews, and final public review. The process included engagement with 122 individuals and seven (7) non-profit agencies and city departments. The City created a Community Engagement Plan specifically for the Analysis of Impediments to Fair Housing Choice (AI) and 2025-2030 Consolidated Plan (ConPlan) to give guidance and attainable deadlines for the outreach process.

Community and Stakeholder Surveys: June 3, 2024 – November 15, 2024

<https://www.surveymonkey.com/r/RedondoBeachPlan>

<https://www.surveymonkey.com/r/RedondoBeachSpanish>

The survey gathered information from Redondo Beach residents and local stakeholders about community programming, priority needs, and housing discrimination issues. The survey was provided in both English and Spanish.

Community Meetings

Community members of Redondo Beach were invited to attend meetings to discuss the City's 5-year Consolidated Plan and Analysis of Impediments to Fair Housing Choice for 2025-2030. These meetings aimed to gather input on affordable housing and community development priorities. The City provided opportunities to engage via in-person and online to accommodate various residents' needs.

The in-person meetings were held at the following locations:

- June 26 @ 6:00 PM: City Council Chamber, 415 Diamond Street
- October 15 @ 11:30 AM: Perry Park Senior Center, 2308 Rockefeller Lane
- October 16 @ 11:45 AM: Anderson Park Senior Center, 3307 Vail Avenue
- October 16 @ 4:00 PM: Veterans Park Senior Center, 301 Esplanade
- October 24 @ 6:00 PM: City Council Chambers, 415 Diamond Street

The virtual meetings were held on:

- June 21 @ 10:00 AM. Registration was held at <https://RedondoBeachConPlan.eventbrite.com>.
- October 17 @ 2:00 PM. Registration was held at <https://RedondoBeachCommunity.eventbrite.com>.

Community members were encouraged to participate and share their insights on housing challenges through these meetings.

Flyer

To reach all residents throughout Redondo Beach, flyers regarding the Community and Stakeholder Surveys and Community Meetings were posted at the following locations:

- Anderson Park Senior Center, 3307 Vail Avenue
- Perry Park Senior Center, 2308 Rockefeller Lane
- Veterans Park Senior Center, 301 Esplanade
- Redondo Beach Main Library, 303 North Pacific Coast Highway
- Redondo Beach North Branch Public Library, 2000 Artesia Boulevard
- Farmers' Market, 309 Esplanade
- Pumpkins in the Park Event, 2308 Rockefeller Lane
- Historical Museum Halloween House event, 302 Flagler Lane

Social Media and Emailing

The City recognized the great impacts of social media and its potential to reach residents of all ages. The City utilized City of Redondo Beach's social media accounts, City website, Mayor and City Councilmember email distribution lists, and the Housing Authority's mailing list to provide informational flyers and links to the community survey.

Stakeholder Interviews

The City identified seven (7) stakeholders to conduct one-on-one interviews. These interviews aimed to engage local partners with first-hand experience in the community and to gather valuable insights from their expertise. Stakeholders were non-profit organizations who currently and have previously been involved with the City's Community Development Block Grant (CDBG) Program.

Public Review

The Analysis of Impediments to Fair Housing Choice (AI) was made available for public review and commenting. Interested residents and organizations were encouraged to review and publicly comment on the report. The AI will be made available for 30 days, beginning December 6, 2024, and ending January 7, 2024.

OVERVIEW

The following provides a detailed overview of the six (6) community engagement methods:

Community and Stakeholder Surveys: June 3, 2024, to November 15, 2024

Survey Summary

Date: June 3, 2024 – November 15, 2024

Number of Survey Responses: 122

Service Area: Distributed City-Wide

Languages Provided: English and Spanish

The City received 122 English responses and 0 Spanish responses.

The following questions were asked in the community survey:

- 1) What zip code do you live in?
- 2) What primary language do you speak at home?
- 3) Are you a resident of Redondo Beach?
- 4) How long have you lived and/or worked in Redondo Beach?
- 5) Please select the three (3) areas of need for facilities and/or community improvements.
- 6) Please select the three (3) areas of need for community programming.
- 7) Please select the three (3) most critical housing needs in Redondo Beach.
- 8) Please select the top three (3) needs for homelessness assistance.
- 9) Please select one (1) you believe is the most significant barrier to accessing housing.
- 10) Which initiatives do you believe would be most effective in addressing housing inequalities in Redondo Beach?
- 11) Are there areas in Redondo Beach that are vulnerable to natural disasters and/or flooding?

The following below is a **summary of highlights** from all responses.

- 98% of respondents predominantly spoke English at home.
- 50% were homeowners in Redondo Beach.
- 53% live and/or worked in Redondo Beach for over 10 years.
- Majority of respondents did not believe Redondo Beach was vulnerable to natural disasters and/or flooding.

Respondents were tasked to identify top three priorities for various topics. The following is a summary of their selections.

The top three areas of need for **Facilities and/or Community Improvements** were identified as:

- Affordable housing
- Senior issues
- Infrastructure improvements (i.e. sewer, water, stormwater)

The top three areas of need for **Community Programming** were identified as:

- Senior Services

- Neighborhood crime prevention programs
- Parks and Recreation programs

The top three areas of need for **Critical Housing Needs** were identified as:

- Increased senior housing units
- First time home buyer program assistance
- Construction of new affordable rental housing

The top three areas of need for **Homelessness Assistance** were identified as:

- Permanent supportive housing with social services
- Short-term transitional housing (up to six months)
- Free meals in a safe space

The top three **Significant Barriers to Accessing Housing** were identified as:

- Affordability
- Availability of housing
- High deposit and/or down payment cost

The top three assistance/programs to **Address Housing Inequalities** were identified as:

- Needed elderly services
- Low barrier affordable housing development
- Wrap-around services for families moving from homeless to housed

Summary Responses

City of Redondo Beach Consolidated Plan 2025-2030

Q1 What zip code do you live in?

Answered: 86 Skipped: 36

#	RESPONSES	DATE
1	90277	11/13/2024 1:48 PM
2	90277	11/11/2024 3:04 PM
3	90703	11/7/2024 11:46 AM
4	90278	11/6/2024 5:51 PM
5	90278	11/6/2024 3:39 PM
6	90278	10/31/2024 4:04 PM
7	90278	10/31/2024 4:03 PM
8	90278	10/31/2024 4:01 PM
9	90278	10/31/2024 4:00 PM
10	90277	10/31/2024 3:58 PM
11	Service Provider covering both zip codes	10/31/2024 3:57 PM
12	90502	10/31/2024 3:56 PM
13	90277	10/31/2024 3:54 PM
14	90277	10/31/2024 3:52 PM
15	90274	10/31/2024 3:49 PM
16	90278	10/30/2024 4:59 PM
17	90277	10/30/2024 4:50 PM
18	90813	10/30/2024 3:30 PM
19	90277	10/30/2024 2:38 PM
20	90278	10/30/2024 12:52 PM
21	90746	10/30/2024 12:46 PM
22	90277	10/30/2024 12:08 PM
23	90278	10/30/2024 11:10 AM
24	90260	10/30/2024 9:28 AM
25	90018	10/30/2024 8:00 AM
26	90278	10/30/2024 7:39 AM
27	90254	10/29/2024 5:33 PM
28	90277	10/27/2024 9:28 PM
29	90277	10/24/2024 8:09 AM
30	90278	10/23/2024 11:03 AM
31	90277	10/22/2024 9:48 PM
32	90278	10/22/2024 9:33 PM
33	90278	10/22/2024 5:25 PM

City of Redondo Beach Consolidated Plan 2025-2030

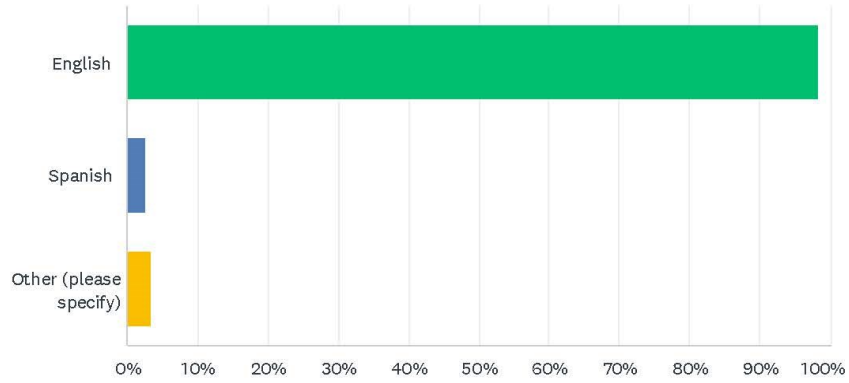
34	90277	10/22/2024 12:01 PM
35	90277	10/22/2024 10:40 AM
36	90278	10/19/2024 10:19 PM
37	90277	10/18/2024 12:51 PM
38	90277	10/18/2024 12:50 PM
39	90278	10/17/2024 3:12 PM
40	92780	10/16/2024 2:52 PM
41	90277	10/16/2024 2:42 PM
42	90277	10/16/2024 2:40 PM
43	90277	10/16/2024 2:39 PM
44	90277	10/16/2024 2:37 PM
45	90277	10/16/2024 2:36 PM
46	90277	10/16/2024 2:35 PM
47	90277	10/16/2024 2:34 PM
48	90277	10/16/2024 2:33 PM
49	90277	10/16/2024 2:31 PM
50	90277	10/16/2024 2:29 PM
51	90277	10/16/2024 12:08 PM
52	90277	10/15/2024 1:52 PM
53	90277	10/15/2024 1:51 PM
54	90277	10/15/2024 1:50 PM
55	90277	10/15/2024 1:49 PM
56	90277	10/15/2024 1:46 PM
57	90277	10/15/2024 1:45 PM
58	90277	10/15/2024 1:43 PM
59	90278	10/15/2024 4:54 AM
60	90277-3393	10/14/2024 4:17 PM
61	90278	10/14/2024 12:45 PM
62	90503	10/14/2024 11:59 AM
63	90277	10/12/2024 9:41 PM
64	90278	10/12/2024 5:05 PM
65	90278	10/12/2024 10:54 AM
66	90278	10/12/2024 8:13 AM
67	90278	10/11/2024 9:03 PM
68	90278	10/11/2024 8:32 PM
69	90277	10/11/2024 5:47 PM
70	90277	10/11/2024 5:25 PM
71	90278	10/11/2024 6:23 AM

City of Redondo Beach Consolidated Plan 2025-2030

72	90278	10/10/2024 9:07 PM
73	90277	10/10/2024 6:39 PM
74	90277	10/10/2024 3:29 PM
75	90278	10/10/2024 3:23 PM
76	90278	10/10/2024 3:14 PM
77	90277	10/10/2024 3:14 PM
78	90278	10/10/2024 3:13 PM
79	90503	10/10/2024 2:33 PM
80	90278	10/10/2024 2:11 PM
81	90278	10/10/2024 1:00 PM
82	90278	10/10/2024 12:47 PM
83	90278-3000	10/10/2024 12:25 PM
84	90278	10/10/2024 11:02 AM
85	90278	10/10/2024 10:41 AM
86	90278	10/10/2024 10:29 AM

Q2 What primary language do you speak at home?

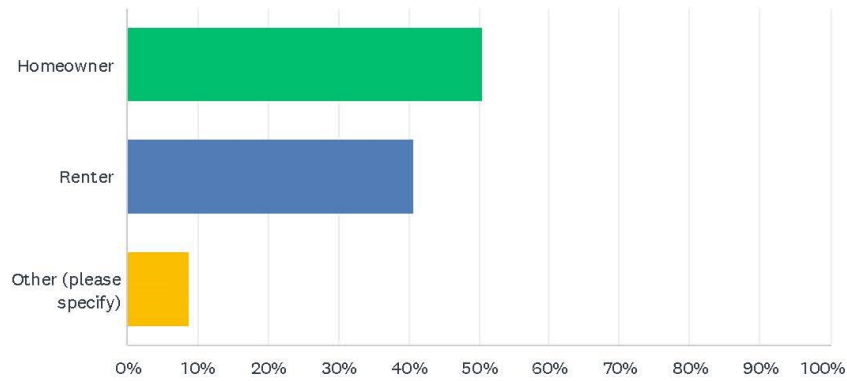
Answered: 116 Skipped: 6



ANSWER CHOICES	RESPONSES	
English	98.28%	114
Spanish	2.59%	3
Other (please specify)	3.45%	4
Total Respondents: 116		

Q3 Are you a resident of Redondo Beach?

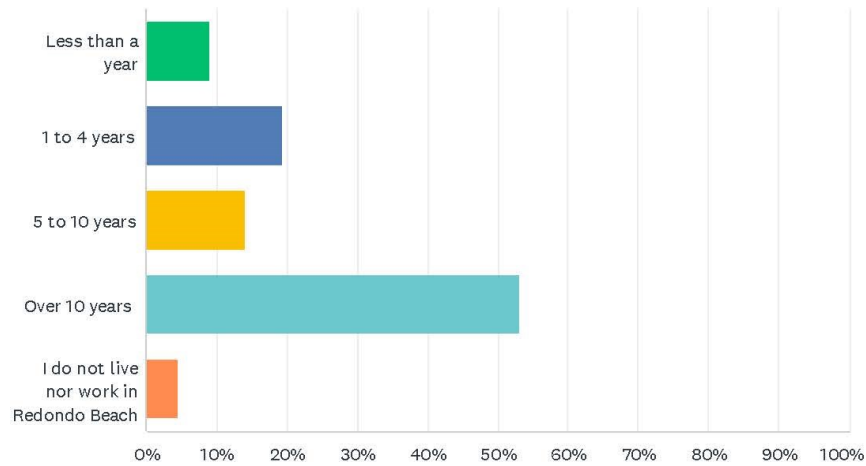
Answered: 103 Skipped: 19



ANSWER CHOICES	RESPONSES	
Homeowner	50.49%	52
Renter	40.78%	42
Other (please specify)	8.74%	9
TOTAL		103

Q4 How long have you lived and/or worked in Redondo Beach?

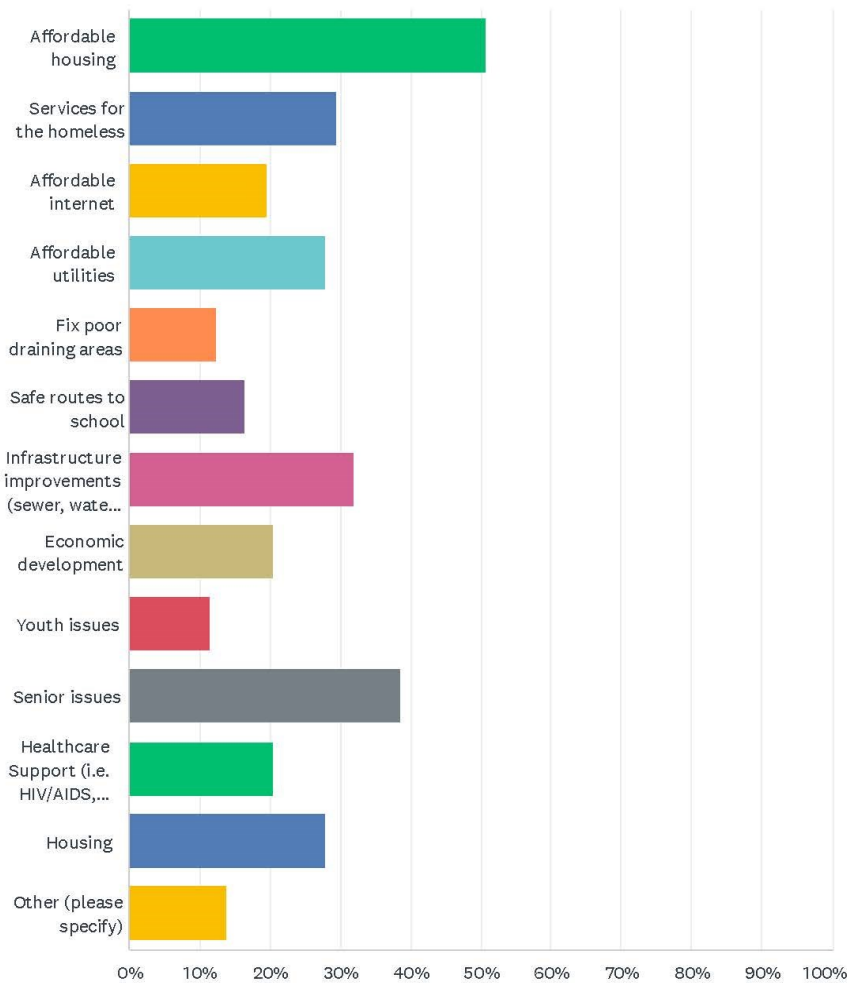
Answered: 113 Skipped: 9



ANSWER CHOICES	RESPONSES	
Less than a year	8.85%	10
1 to 4 years	19.47%	22
5 to 10 years	14.16%	16
Over 10 years	53.10%	60
I do not live nor work in Redondo Beach	4.42%	5
TOTAL		113

Q5 Please select the three (3) areas of need for facilities and/or community improvements.

Answered: 122 Skipped: 0

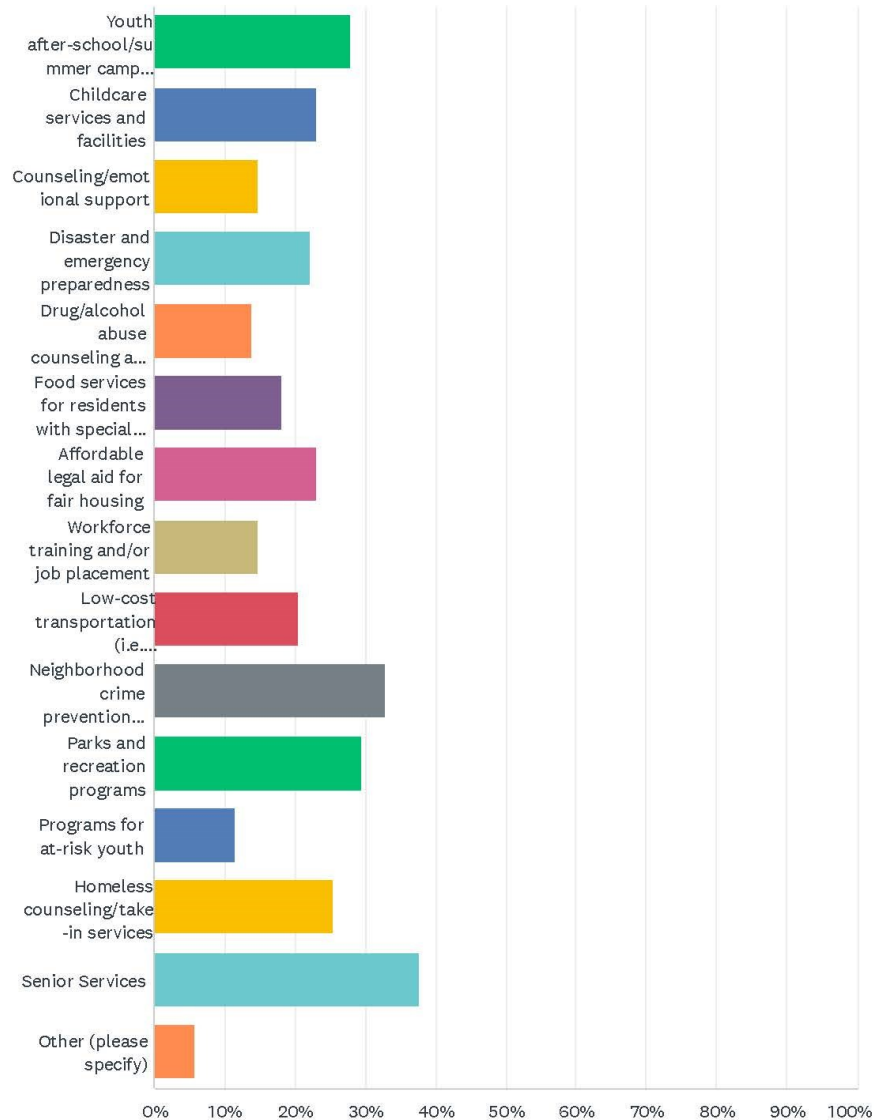


City of Redondo Beach Consolidated Plan 2025-2030

ANSWER CHOICES	RESPONSES	
Affordable housing	50.82%	62
Services for the homeless	29.51%	36
Affordable internet	19.67%	24
Affordable utilities	27.87%	34
Fix poor draining areas	12.30%	15
Safe routes to school	16.39%	20
Infrastructure improvements (sewer, water, stormwater)	31.97%	39
Economic development	20.49%	25
Youth issues	11.48%	14
Senior issues	38.52%	47
Healthcare Support (i.e. HIV/AIDS, mental health, etc.)	20.49%	25
Housing	27.87%	34
Other (please specify)	13.93%	17
Total Respondents: 122		

Q6 Please select the three (3) areas of need for community programming.

Answered: 122 Skipped: 0

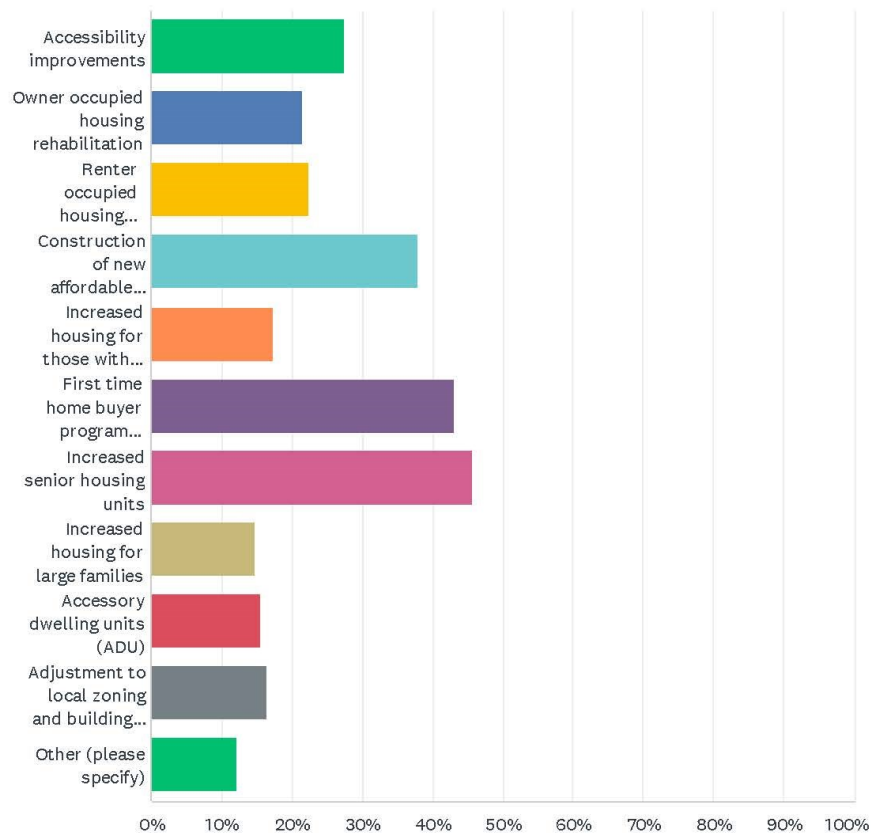


City of Redondo Beach Consolidated Plan 2025-2030

ANSWER CHOICES	RESPONSES	
Youth after-school/summer camp programs	27.87%	34
Childcare services and facilities	22.95%	28
Counseling/emotional support	14.75%	18
Disaster and emergency preparedness	22.13%	27
Drug/alcohol abuse counseling and treatment	13.93%	17
Food services for residents with special needs	18.03%	22
Affordable legal aid for fair housing	22.95%	28
Workforce training and/or job placement	14.75%	18
Low-cost transportation (i.e. Dial-A-Ride, etc.)	20.49%	25
Neighborhood crime prevention programs	32.79%	40
Parks and recreation programs	29.51%	36
Programs for at-risk youth	11.48%	14
Homeless counseling/take-in services	25.41%	31
Senior Services	37.70%	46
Other (please specify)	5.74%	7
Total Respondents: 122		

Q7 Please select the top three (3) most critical housing needs in Redondo Beach.

Answered: 116 Skipped: 6

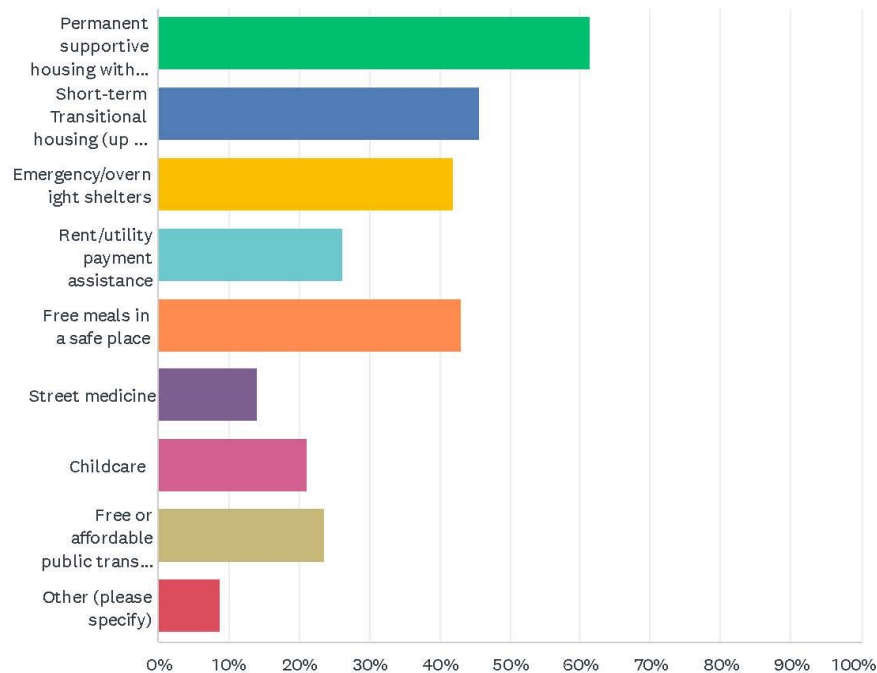


City of Redondo Beach Consolidated Plan 2025-2030

ANSWER CHOICES	RESPONSES	
Accessibility improvements	27.59%	32
Owner occupied housing rehabilitation	21.55%	25
Renter occupied housing rehabilitation	22.41%	26
Construction of new affordable rental housing	37.93%	44
Increased housing for those with disabilities	17.24%	20
First time home buyer program assistance	43.10%	50
Increased senior housing units	45.69%	53
Increased housing for large families	14.66%	17
Accessory dwelling units (ADU)	15.52%	18
Adjustment to local zoning and building codes	16.38%	19
Other (please specify)	12.07%	14
Total Respondents: 116		

Q8 Please select the top three (3) needs for homelessness assistance.

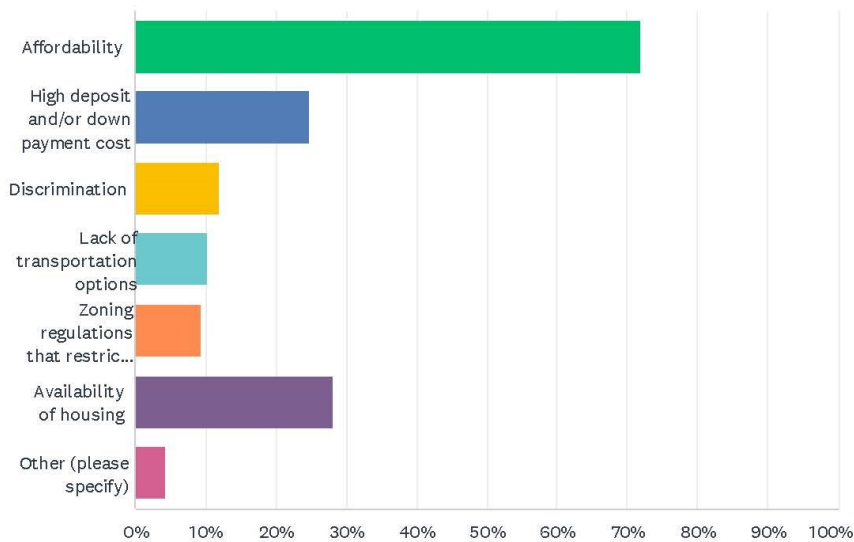
Answered: 114 Skipped: 8



ANSWER CHOICES	RESPONSES	
Permanent supportive housing with social services	61.40%	70
Short-term Transitional housing (up to six months)	45.61%	52
Emergency/overnight shelters	42.11%	48
Rent/utility payment assistance	26.32%	30
Free meals in a safe place	42.98%	49
Street medicine	14.04%	16
Childcare	21.05%	24
Free or affordable public transit passes	23.68%	27
Other (please specify)	8.77%	10
Total Respondents: 114		

Q9 Please select one (1) you believe is the most significant barrier to accessing housing?

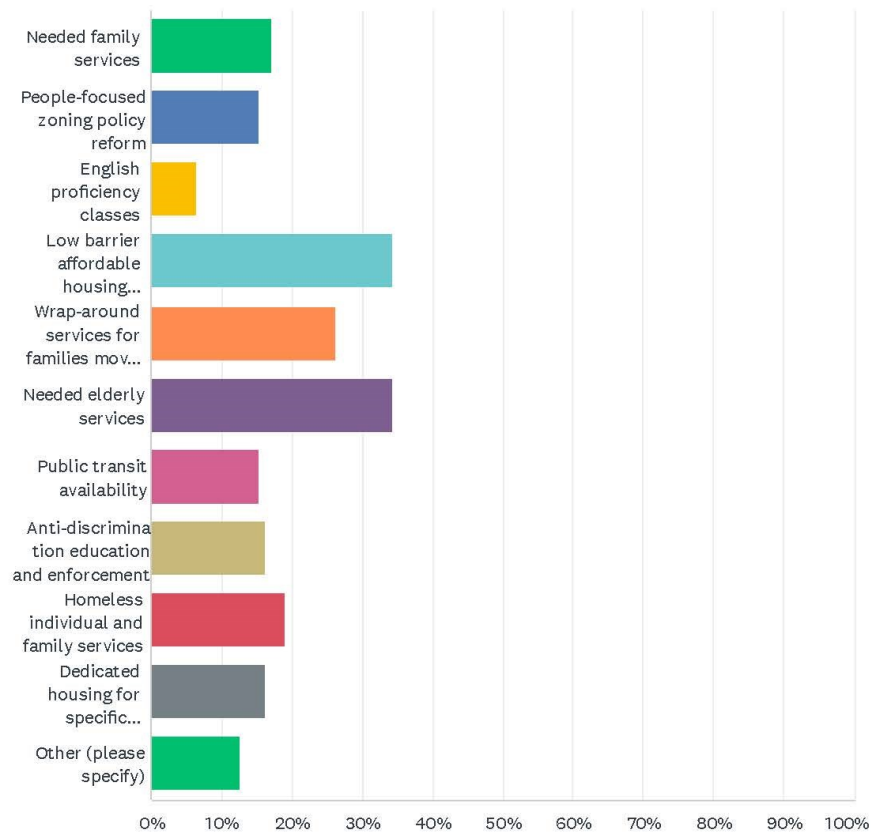
Answered: 117 Skipped: 5



ANSWER CHOICES	RESPONSES	
Affordability	71.79%	84
High deposit and/or down payment cost	24.79%	29
Discrimination	11.97%	14
Lack of transportation options	10.26%	12
Zoning regulations that restrict multi family and/or accessory dwelling units (ADUs)	9.40%	11
Availability of housing	28.21%	33
Other (please specify)	4.27%	5
Total Respondents: 117		

Q10 Which initiatives do you believe would be most effective in addressing housing inequalities in Redondo Beach?

Answered: 111 Skipped: 11

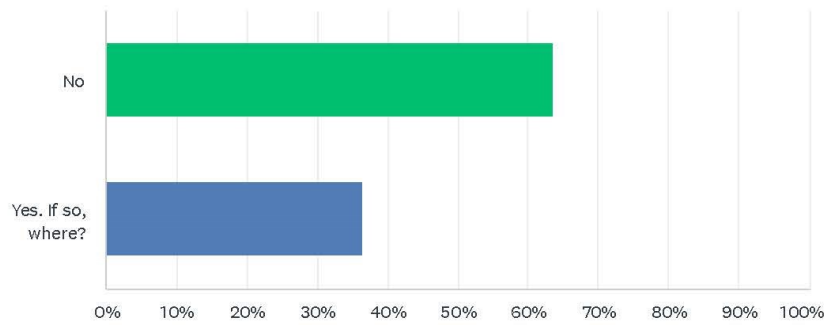


City of Redondo Beach Consolidated Plan 2025-2030

ANSWER CHOICES	RESPONSES	
Needed family services	17.12%	19
People-focused zoning policy reform	15.32%	17
English proficiency classes	6.31%	7
Low barrier affordable housing development	34.23%	38
Wrap-around services for families moving from homeless to housed	26.13%	29
Needed elderly services	34.23%	38
Public transit availability	15.32%	17
Anti-discrimination education and enforcement	16.22%	18
Homeless individual and family services	18.92%	21
Dedicated housing for specific professions (i.e. teachers, workforce, etc.)	16.22%	18
Other (please specify)	12.61%	14
Total Respondents: 111		

Q11 Are there areas in Redondo Beach that are vulnerable to natural disasters and/or flooding?

Answered: 63 Skipped: 59



ANSWER CHOICES	RESPONSES	
No	63.49%	40
Yes. If so, where?	36.51%	23
Total Respondents: 63		

Community Meetings

All community meetings began with an overview of the AI/Consolidated Plan (ConPlan) process, explaining that the City receives an annual federal grant for projects that align with the 5-Year Consolidated Plan. The goal was to gather input on fund allocation for the next five years. Discussions included eligible activities like social services, community facility improvements, infrastructure projects, and affordable housing. The plan, required by HUD, outlined the city's priorities based on community input and data. Consultants assisted with outreach, data collection, and drafting the plan. The city also gathered data for the Analysis of Impediments to Fair Housing Choice (AI) to identify housing barriers and support the ConPlan. Attendees were encouraged to provide crucial input for the planning process and to complete the Redondo Beach 2025-2030 Community Survey-condensed. Seven (7) community meetings were held, with two (2) held virtually to give residents equal opportunity to attend and provide input.



Community Meeting @ Virtual Meeting

Date: June 21, 2024

Time: 10:00 AM

Place: Virtual Meeting (registration required)

The City of Redondo held a Community Meeting on June 21, 2024, online through Microsoft Teams, a cloud-based video conferencing platform. This meeting was advertised and posted on the City's website. The community virtual meeting was held as scheduled, but there was minimal participation.

Community Meeting @ City Council Chambers

Date: June 26, 2024

Time: 6:00 PM

Place: City Council Chambers, 415 Diamond Street

The City of Redondo held a Community Meeting on June 26, 2024, at the City Council Chambers. This meeting was advertised and posted on the City's website. A presentation was prepared, but there was minimal participation.

Community Meeting @ Perry Park Senior Center



Date: October 15, 2024

Time: 11:30 AM

Place: Perry Park Senior Center, 2308 Rockefeller Lane

The City of Redondo held a Community Meeting on October 15, 2024, at the Perry Park Senior Center. This meeting was advertised and posted on the City’s website. There were approximately **10** attendees.

Participants expressed a strong desire to continue programs like the “1hr - Workout with Carrie”, emphasizing its benefits for seniors. Residents expressed concerns about homelessness and the need to prevent homeless camps from forming. A senior resident highlighted the different needs of seniors compared to families with children, emphasizing that one’s stage in life should not detract from others. He mentioned being a grandfather and wanting his grandkids to have equal or better opportunities growing up, suggesting an extension of services for families and seniors.

Community Meeting @ Anderson Park Senior Center

Date: October 16, 2024

Time: 11:45 AM

Place: Anderson Park Senior Center, 3307 Vail Avenue

The City of Redondo held a Community Meeting on October 16, 2024, at the Anderson Park Senior Center. This meeting was advertised and posted on the City’s website. There were approximately **16** attendees.

Residents praised the Zumba program, suggesting it should be offered 4-5 days a week, and emphasized the importance of more senior programs at the senior center. Concerns were raised about space if class sizes increase, to which a city representative responded that staff regularly review participation and make accommodations for each activity, as needed. Residents inquired about the difference between local and federal funding, and the consultant clarified that the grants are federally funded. One resident expressed concerns about homelessness, stating that rents are higher than mortgages and that individuals should work for housing and food rather than receiving them for free. They suggested more interim housing, supportive services, and transitional case management. There was also concern that the successful implementation of homelessness solutions might attract more unhoused individuals to the city. Discussions included how cities manage law enforcement officials relocating unhoused individuals outside city limits.

Community Meeting @ Veterans Park Senior Center

Date: October 16, 2024

Time: 04:00 PM

Place: Veterans Park Senior Center, 301 Esplanade

The City of Redondo held a Community Meeting on October 16, 2024, at the Veterans Park Senior Center. This meeting was advertised and posted on the City’s website. There were approximately **5** attendees.

A recent veteran voiced concerns about the extensive building construction plans along PCH in Redondo Beach, highlighting the high level of development and the potential strain on capacity. This observation sparked a broader discussion about the city’s development strategy and its impact on the community. Additionally, there was a suggestion to hold more community meetings to ensure comprehensive

participation, especially since many attendees left early after the Bridge senior activity, which was held prior to the 4:00 PM Community Meeting. This would help gather more input and address any concerns from those who couldn't stay for the entire meeting.

Community Meeting @ Virtual Meeting

Date: October 17, 2024

Time: 02:00 PM

Place: Virtual Meeting (registration required)

The City of Redondo held a Community Meeting on October 17, 2024, online through Microsoft Teams, a cloud-based video conferencing platform. This meeting was advertised and posted on the City's website. The community virtual meeting was held as scheduled, but there was minimal participation.

Community Meeting @ City Council Chambers

Date: October 24, 2024

Time: 06:00 PM

Place: City Council Chambers, 415 Diamond Street

The City of Redondo held a Community Meeting on October 24, 2024, at the City Council Chambers. This meeting was advertised and posted on the City's website. A presentation was prepared, but there was minimal participation.

Flying

The City prepared educational flyer materials to outline the purpose and scope of the AI and ConPlan, opportunities to be involved and provide input, and contact information. The flyer also included a Quick Response (QR) code, or matrix barcode that can be scanned using a smartphone, that linked to the community survey.

Four (4) versions of the flyer were created to appeal to the different populations the flyers were posted on. Version 1 was created initially during the City's first outreach efforts from June to July 2024. Due to the minimal participation and 10 survey responses received, the City relaunched their outreach efforts from July to November 2024. Thus, Versions 2 to 4 flyers were created. Version 2 and Version 3 aimed to inform residents of the purpose of the community survey, opportunities to attend community meetings, and locations where physical copies of the community survey were made available. Version 4 was made specifically for Senior Center flyerings. The City considered accessibility concerns, such as enlarged text for visibility and physical attendance for community meetings, while creating this version of the flyer.

Versions 1, 2, and 3 were physically posted at the following locations:

- Redondo Beach Main Library, 303 North Pacific Coast Highway
- Redondo Beach North Branch Public Library, 2000 Artesia Boulevard
- Farmers' Market, 309 Esplanade
- Pumpkins in the Park Event, 2308 Rockefeller Lane
- Historical Museum Halloween House event, 302 Flagler Lane

Version 4 was physically posted at the following locations:

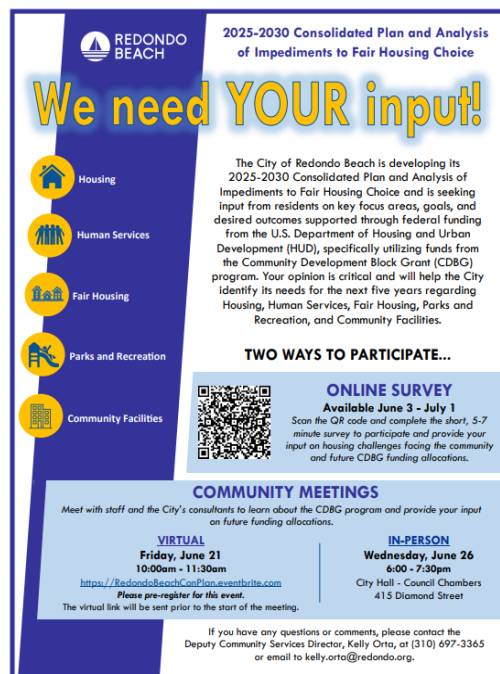
- Anderson Park Senior Center, 3307 Vail Avenue
- Perry Park Senior Center, 2308 Rockefeller Lane
- Veterans Park Senior Center, 301 Esplanade



Staff attended the Farmer's Market on October 24 with copies of the flyer and survey to engage participants. There were approximately **13** visitors who engaged with staff and inquired about the AI and ConPlan process. Citizens voiced concerns about homelessness throughout the city, increasing housing costs, scheduled developments, and public infrastructure improvements.

Ultimately, the City went above and beyond with community outreach to inform residents of the AI and ConPlan process and engage input from residents throughout Redondo Beach.

Copies of Flyers Posted

The following are copies of the flyers posted throughout the City:



2025-2030 ConPlan/AI

The City of Redondo Beach is preparing its 5-year Consolidated Plan and Analysis of Impediments to Fair Housing Choice for 2025-2030. These reports are designed to help the City assess affordable housing and community development priorities with input from community members and stakeholders. The data-driven priorities will help align and focus Community Development Block Grant federal funding available to the City.

Your Input is Important!

The City has released online survey to receive feedback from the community on housing challenges facing the community. Please take a moment to scan the QR code to take the 5-7 minute survey, or access at the following webpage:

www.surveymonkey.com/r/RedondoBeachPlan

Community Meetings

We will be hosting community meetings at the following locations:



- **October 15 @ 11:30 AM** at Perry Park Senior Center
Address: 2308 Rockefeller Lane
- **October 16 @ 11:45 AM** at Anderson Park Senior Center
Address: 3307 Vail Avenue
- **October 16 @ 4:00 PM** at Veterans Park Senior Center
Address: 301 Esplanade
- **October 17 @ 2:00 PM** at Virtual Meeting – Please register at:
RedondoBeachCommunity.Eventbrite.com
- **October 24 @ 6:00 PM** at City Council Chambers
Address: 415 Diamond Street

Surveys at Various Locations

We will have additional flyers and surveys at the following locations:

- Anderson Park Senior Center
- Perry Park Senior Center
- Veterans Park Senior Center
- Redondo Beach Main Library
- Redondo Beach North Branch Public Library
- Farmers' Market - 309 Esplanade (10/24)
- Pumpkins in the Park (10/26)

If you have any questions, please contact: jolee@mnsengineers.com

Your Input is Important!

The City has released an online survey to receive feedback from the community on housing challenges in Redondo Beach. Please take a moment to scan the QR code to take the 5-7 minute survey, or access at the following webpage:

www.surveymonkey.com/r/RedondoBeachPlan

What Types of Questions Do We Ask?

- Identify top 3 needs for public facilities, community programming, housing, and homelessness
- Identify areas that may be vulnerable to flooding

2025-2030 ConPlan/AI

The City of Redondo Beach is preparing its 5-Year Consolidated Plan, which prioritizes federal grants for housing and community development programming.

Community Meetings

We will be hosting community meetings at the following locations:

- **October 15 @ 11:30 AM** at Perry Park Senior Center
- **October 16 @ 11:45 AM** at Anderson Park Senior Center
- **October 16 @ 4:00 PM** at Veterans Park Senior Center

If you have any questions, please contact: jolee@mnsengineers.com

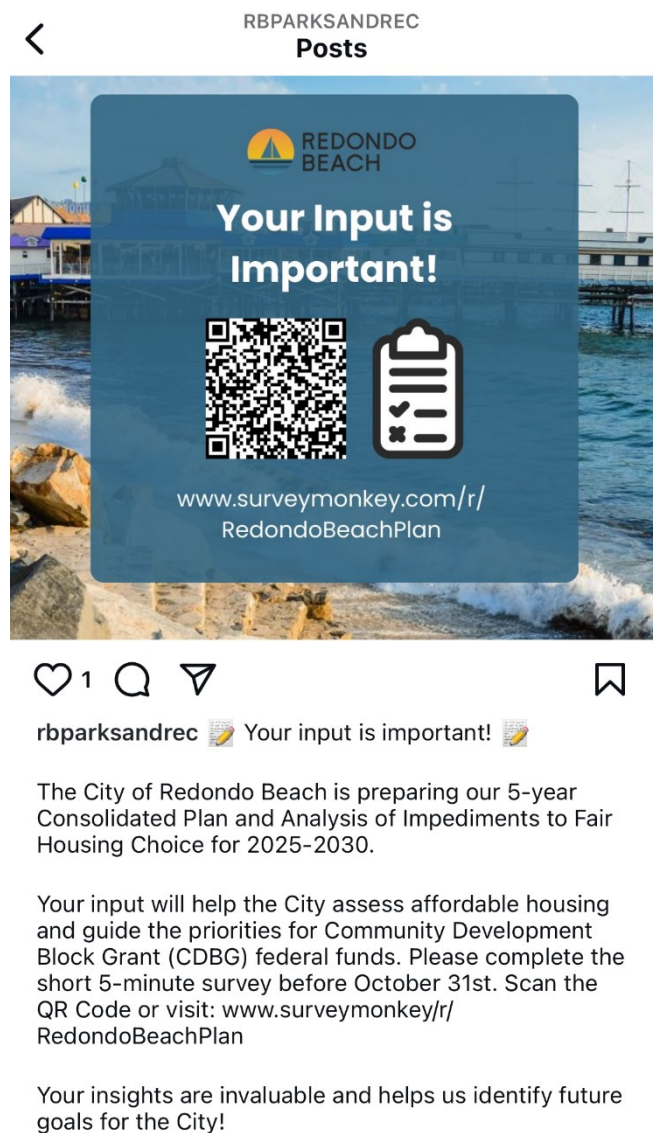
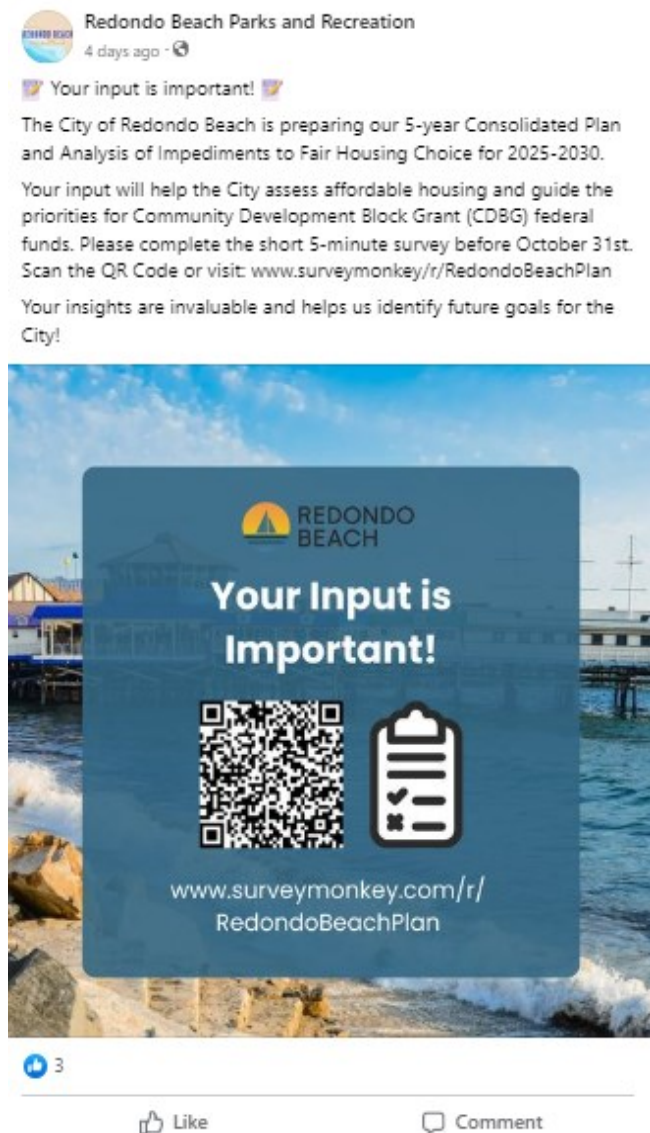
Social Media and Emailing

The City utilized the City of Redondo Beach's and Community Services Department's Facebook and Instagram accounts to post information and links to the community survey. The City posted on their accounts as well as to "Stories", a feature that allows users to share photos and videos that disappear after 24 hours. Stories appear at the top of the followers' feed, giving high visibility.

Through the Community Service Department's posts, 405 accounts were reached, and 6 users were directed to the community survey. Between the Community Service Department and City's social media accounts, there was a total of 7,052 followers. Information was disseminated and reached about 7,500 individuals in Redondo Beach.

Social Media Posts

The following is a sample post taken from the City's Facebook and Instagram accounts:



Additionally, the City posted information of the AI and ConPlan process and survey on the City’s dedicated Community Development Block Grant (CDBG) webpage. The webpage included a summary of the AI and ConPlan process, locations where physical copies of the survey were located, and community meeting dates.

CDBG Webpage

The following was posted on the City’s dedicated webpage located at:

https://redondo.org/departments/community_services/community_development_block_grant.php.

2025-2030 Consolidated Plan and Analysis of Impediments

The City of Redondo Beach is preparing its 5-year Consolidated Plan and Analysis of Impediments to Fair Housing Choice for 2025-2030. These reports are designed to help the City assess affordable housing and community development priorities with input from community members and stakeholders. The data-driven priorities will help align and focus Community Development Block Grant federal funding available to the City each year. Click [HERE](#) for more information.

YOUR INPUT IS IMPORTANT!

There are several ways to participate, including:

- **Online Survey:** The City has released an online survey to receive feedback from the community on housing challenges facing the community. Please take a moment to scan the QR code below or click below to take the short, 5-7 minute, survey:

ENGLISH Version	SPANISH Version
Click HERE for survey.	Click HERE for survey.
	

Copies of the survey will also be available at the following locations:

- Anderson Park Senior Center
- Perry Park Senior Center
- Veterans Park Senior Center
- Redondo Beach Main Library
- Redondo Beach North Branch Public Library
- Farmers' Market (309 Esplanade) on October 24
- Pumpkins in the Park event on October 26
- **Community Meetings:** Several community meetings will be held throughout the month to provide an opportunity for the community to ask questions, learn more about the CDBG program, and provide input on the community's housing challenges. All are welcome to attend.

Tuesday, October 15	11:30am	Perry Park Senior Center (2308 Rockefeller Lane)
Wednesday, October 16	11:45am	Anderson Park Senior Center (3307 Vail Avenue)
Wednesday, October 16	4:00pm	Veterans Park Senior Center (301 Esplanade)
Thursday, October 17	2:00pm	VIRTUAL MEETING Please pre-register HERE
Thursday, October 24	6:00pm	City Hall Council Chambers (415 Diamond Street)

Lastly, the City worked with City Councilmembers, the Mayor, and the Redondo Beach Housing Authority to email information about the AI and ConPlan process. These three entities had their own email lists which were used to provide helpful information specifically for Redondo Beach residents.

Email Verbiage

The following verbiage was used for the City Councilmembers, Mayor, and Redondo Beach Housing Authority emailing list.

- 4) What strategies or initiatives do you believe are most effective in increasing access to affordable housing in the city?
- 5) How can we ensure that the needs of the city's vulnerable populations, such as low-income families, seniors, and individuals with disabilities, are adequately met?
- 6) How can we foster partnerships with local businesses, nonprofits, and government agencies to maximize resources and support for affordable housing initiatives?
- 7) Is homeownership important to you? If so, what do you think are the ways or strategies to increase homeownership?
- 8) What would you say are your agency's top priorities in the next 2-3 years?
- 9) Do you feel there is local support to increase/expand broadband access in the city?
- 10) What are the programs/project/and services the City should spend their annual CDBG allocation? (i.e., housing, parks, roads and infrastructure, housing rehabilitation, social services)

With the stakeholder responses, the following needs for each respective topic were identified:

STAKEHOLDER OUTREACH MAJOR THEMES:	FEEDBACK
HOMELESSNESS	<ul style="list-style-type: none"> - Expand Housing Options: Develop a diverse range of housing types to ensure individuals can attain and maintain stable housing. - Address the 'Snowball Effect': Recognize that homelessness exacerbates personal situations, such as on-record evictions hindering future housing opportunities. - Documentation Assistance: Implement programs to help homeless individuals gather necessary documentation for employment and housing, such as birth certificates. - Direct Feedback: Engage directly with the unhoused population to understand their needs and how to effectively provide services. Meeting people where they are is vital. - Comprehensive Care: While emergency resources are available, there is an emphasized importance for wrap-around care for long-term sustainability. - Sustainability Education: Teach skills for maintaining housing and employment to prevent re-entry into homelessness or chronic homelessness. - Mental Health Services: Provide accessible mental health services to support the wellbeing of the homeless population.
PRIORITY HOUSING NEEDS	<ul style="list-style-type: none"> - Reduce Housing Costs: Address the high cost of rent and homeownership to make housing more affordable to many income levels. - Increase Housing Stock: Expand the availability of housing for low- and moderate-income households. - Affordable Senior Housing: Ensure affordable housing options are available to seniors and the aging population who are entering the age of seniority.

	<ul style="list-style-type: none"> - Fair Housing Services: Provide services to educate people about their housing rights. - Comprehensive Homeownership Programs: Develop programs including down payment assistance and others beyond the scope of down payment assistance. - Combat Stigmas: Work to break down stigmas associated with homelessness and affordable housing development, addressing the “not in my backyard” mentality. - Credit Score Education: Offer education and resources on maintaining stable credit to facilitate homeownership and renting.
POTENTIAL SOLUTIONS TO HOUSING PROBLEMS	<ul style="list-style-type: none"> - Increase Housing Supply: Build more housing, including condominiums, apartments, and townhouses, to drive down prices and make homeownership and rent more affordable. This includes changing zoning codes to allow for higher density housing development. - Expand Shelter Programs: Implement more programs like the Pallet Shelter Program to provide immediate housing solutions. - Transitional Housing: Transition long-term populations in need of affordable housing into short-term affordable units while creating new long-term affordable housing stock. - Improve Access to Information: Increase access to information about affordable housing availability through various methods (mailers, community events, digital platforms, fliers at bus stops), considering language and technology barriers. - Advocate for Awareness: Raise awareness and advocate for homeless and housing issues to combat the “not in my backyard” stigma. - Rent Stabilization Policies: Enact policies such as rent control to stabilize rent prices. - Fair Housing Regulations: Ensure fair housing regulations are in place and enforced. - Emergency Assistance: Provide emergency rent and utility assistance to help individuals facing housing crises continue to afford necessities like food, childcare, and healthcare. - Innovative Homeownership Models: Introduce new homeownership models, such as combining duplexes, to make owning a home more accessible. - Landlord Collaboration: Work with landlords to restrict rent increases and accept housing vouchers, ensuring fairness for both renters and owners. - Hotel Partnerships: Collaborate with local hotels to offer some rooms as low-income affordable units. - Preserve Affordable Housing: If building affordable housing is not attainable, then preserving the housing stock, such as existing multi-family rental properties, will be necessary.
NEEDS OF VULNERABLE POPULATIONS	<ul style="list-style-type: none"> - Short-Term Protections: Implement short-term protections to ensure individuals with fixed incomes, such as those on Social Security Income (SSI), can maintain their housing until long-term solutions are established.

	<ul style="list-style-type: none"> - Resource Hub: Create a centralized hub for vulnerable populations to access and be directed to appropriate resources. - Financial and Other Needs Assistance: Provide support for individuals struggling to pay for essentials like food, rent, and other bills. - Affordable Senior Housing: Develop additional affordable housing options for seniors. - Partnership with Organizations: Build on existing relationships and establish comprehensive plans for collaboration among social service funders and providers, community and faith-based organizations, and advocates.
BROADBAND ACCESS	<ul style="list-style-type: none"> - Bundled Services for Special Needs Populations: Streamline services for special needs populations by offering a bundled package at a set cost with specific services. - Expand Affordable Access: Increase the availability of affordable broadband access. - Access Programs: Establish programs to provide internet access for individuals without at-home access, supporting job searching, schoolwork, and other essential activities. - Device Accessibility: Address the limitations of internet access primarily through phones by improving access to computers.
FUTURE CDBG FUNDING	<ul style="list-style-type: none"> - Social Services: Focus on providing social services for special needs and low- to moderate-income populations. - Affordable Housing Initiatives: Allocate funds to develop and support affordable housing projects. - Homeless Housing: Direct funds towards housing solutions for homeless individuals and families. - Substance Abuse and Mental Health Services: Increase support for substance abuse and mental health services, respectively. - Centralized Resource Center: Create a centralized space to direct individuals to the appropriate services. - Jobs and Skills Training: Invest in job training and skills development programs for low-income and unhoused individuals. - Physical Health Services: Provide dental and other physical health assistance services. - Deferred Loan Program: Provide greater funding amounts for home rehabilitation.
COMMUNITY PARTNERSHIP	<ul style="list-style-type: none"> - Networking Meetings: Facilitate networking meetings for service providers, businesses, and government agencies to collaborate and maximize services for residents. - Educational Outreach: Advocate for the city's unhoused population through educational outreach to dismantle stigmas and foster a better understanding of homelessness and affordable housing.

	<ul style="list-style-type: none"> - Community Feedback: Hold open forums for community feedback and offer incentives to encourage participation and advocate for policies. - Formal Communication Channels: Develop effective communication channels.
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Public Review

Date: December 6, 2024 to January 7, 2025

Comments Received: (TBA)

A copy of the Analysis of Impediments to Fair Housing Choice was made available to the public for 30 days, beginning December 6, 2024, and ending January 7, 2025. A public notice was published in the newspaper and posted on the City's website. A physical copy was made available at the following locations:

- Redondo Beach Main Library – 303 Pacific Coast Highway;
- North Branch Library – 2000 Artesia Boulevard;
- Redondo Beach City Clerk's Office – 415 Diamond Street; and
- Redondo Beach Community Services – 1922 Artesia Blvd.

No comments were received.