



CITY OF REDONDO BEACH

ANNUAL ACTION PLAN

City of Redondo Beach
Community Services Department
1922 Artesia Boulevard
Redondo Beach, CA 90278
(310) 318-0610

Fiscal Year 2024-2025

Executive Summary

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

1. Introduction

The City of Redondo Beach is required to submit an application, known as the Annual Action Plan (Action Plan), to the U.S. Department of Housing and Urban Development (HUD) to receive federal funds. The Action Plan details how federal funds will be allocated to specific programs with expected outcomes. The Action Plan reflects the 5-Year Consolidated Plan (ConPlan), an in-depth analysis of the City's housing market, demographics, and community outreach initiatives. The ConPlan provides an outline of the City's goals, priorities, and strategies utilized to serve low- and moderate-income residents.

In Fiscal Year (FY) 2024-2025, the City of Redondo Beach will receive \$237,451 in Community Development Block Grant (CDBG) funds. The FY 2024-2025 Action Plan represents the fifth and final year of the City's 2020-2025 ConPlan. This Action Plan covers the period beginning July 1, 2024, and ending June 30, 2025. The City has prepared this report to ensure all funded programs meet the identified goals stated in the ConPlan.

2. Summarize the objectives and outcomes identified in the Plan

In accordance with HUD regulations at 24 Code of Federal Regulations (CFR) 91.215, the City organized its priority needs by affordable housing, homelessness, and non-housing community development. Priority was established by means of data collection and analysis, specifically through the Needs Assessment and Market Analysis. Additionally, the City sought community input through stakeholder interviews and community meetings. Knowledge gained through community involvement helped to accurately assess the needs of Redondo Beach. Based on these various components, the City identified the following ConPlan goals:

- Support the Development of Decent Housing;
- Expand Affordable Housing Opportunities;
- Create Sustainable Neighborhoods;
- Provide Vital Public Services;
- Create Economic Opportunities; and
- Planning and Administration.

A summary of some of the findings used to determine priority needs include:

- Approximately 87 percent of extremely low- and very low-income renter households were overpaying for housing.
- 72 percent of extremely low- and very low-income owner households were overpaying for housing.
- 63.5 percent of Redondo Beach households experience cost burden (spend more than 30% of income on housing costs).
- Approximately 36 percent of households are at or below 80 percent of Area Median Income (AMI) and considered “low-income” per HUD regulations.
- Public participation identified infrastructure and public facilities as a high priority need, which includes infrastructure improvements for streets; sidewalks and ADA accessibility; public facilities improvements for senior and youth centers; and parks and recreation facilities.
- Public participation identified support to public service programs for low-income individuals and special needs populations, which includes youth, seniors, and individuals with disabilities as a high priority need.

The City will continue to utilize CDBG funds to provide Redondo Beach residents with services that reflect the priorities established in the ConPlan.

3. Evaluation of past performance

The City of Redondo Beach prepares the Consolidated Annual Performance and Evaluation Report (CAPER), a report that details how the City met the needs and objectives outlined in the prior year’s Annual Action Plan. The City’s most recent FY 2022-2023 CAPER reports on the fourth year of the five-year ConPlan. The City worked collaboratively with other agencies to achieve the following accomplishments:

- Assisted 431 households through the Section 8 Housing Choice Voucher Program.
- Assisted 4 low-income homeowners through the Mobility Access and Emergency Repair (MA/ER) Program.
- Assisted 115 individuals experiencing homelessness through hot meals and food pantry access.
- Provided dental services to 53 households, including both homeless and low- to moderate-income individuals.
- Assisted 104 victims of domestic violence and their children who were in jeopardy of becoming homeless.
- Assisted 86 low- to moderate-income seniors through hot-meal delivery.
- Assisted in providing equal access to housing to 130 households and/or individuals.

- Assisted 7 seniors and individuals with disabilities through the Independent Living Skills program.

In FY 2024-2025 the City will continue to partner with various local and regional organizations, as well as additional agencies, to provide critical services to its residents.

4. Summary of Citizen Participation Process and consultation process

Throughout the Annual Action Plan review process, Redondo Beach citizens, local organizations, and regional organizations were encouraged to participate. Opportunities to provide comment were made possible through mail-in or drop-off written comments to 415 Diamond Street, Redondo Beach, CA 90277 or through email to CityClerk@redondo.org.

Prior to the commencement of the 30-day review period for public comments on the Draft Action Plan, a public hearing with City Council was held on March 19, 2024, to inform the City Council on the Annual Action Plan process and to solicit public comments. The Draft Action Plan was made available for a 30-day public comment period from March 20, 2024, to April 20, 2024. The City Council held a second public meeting for public hearing on May 7, 2024, to receive public comments and adopt the Action Plan.

Both hearings and the start of the 30-day comment period for the Draft Action Plan were publicly noticed.

5. Summary of public comments

No comments were received.

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

No comments were received.

7. Summary

Ultimately, the City's objectives for Community Development Block Grant (CDBG) and its programs are to provide fair and decent housing, to provide a livable environment, and to expand economic and community development opportunities for low- and moderate-income residents. The City adopted the 2020-2025 ConPlan goals and strategies to ensure all CDBG funded programs are in compliance with HUD regulations and serve the identified populations.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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

Consolidated Plan Public Contact Information

The Community Services Department is responsible for and manages the City's CDBG program, handling grant administration, report preparation, and implementation of grant-funded programs. Day-to-day administration of the program is overseen by the Community Services Director and Senior Manager Analyst. In addition, a contracted consultant assists the City with program administration and implementation.

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information
City of Redondo Beach Community Services Department
1922 Artesia Boulevard
Redondo Beach, CA 90278
Attention: Cameron Harding, Community Services Director
(310) 318-0610
Cameron.Harding@redondo.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As a first step in the Annual Action Plan process, the City consulted with various public service agencies, ranging from locally to regionally based organizations, to garner participation and solicit input. Furthermore, the City consulted with Los Angeles Continuum of care, Los Angeles County Department of Public Health's Childhood Lead Poisoning Prevention Program, and Redondo Beach Housing Authority. Public participation coupled with data gathering provided opportunities for coordination to improve in terms of communication and access to services.

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(l))

Although the City of Redondo Beach operate independently within the County of Los Angeles, the City will continue to enhance coordination between housing providers and the County of Los Angeles' departments. The City will fund public service agencies, such as 1736 Family Crisis and Housing Rights Center, who participate in a large network of social and health services in the County. The City also coordinates local efforts, such as the Homeless County Survey administered by City Net, to accurately access the direct needs of the community.

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 partakes in the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care. Los Angeles County is divided into eight Service Planning Areas (SPAs), 1 through 8. Redondo Beach is served by SPA 8, located in the South Bay. SPA 8 includes eighteen total cities and five unincorporated areas. The consultation process made it evident that the needs of the homeless population both throughout the City and its surrounding areas are served through a network of agencies and service providers. These agencies and service providers include LAHSA, the City of Redondo Beach, the Redondo Beach Police Departments, the area's school districts, and social service agencies. During Program Year 2024-2025, the City will continue to address the needs of its homeless population. Organizations such as 1736 Family Crisis Center and Project: NEEDS will receive allocated funds, with the overall goal of providing a range of services directly to assist individuals and families experiencing homelessness throughout Redondo Beach.

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

The City does not receive ESG funds and does not submit any ESG-related reports to HUD.

However, the Los Angeles Housing Services Authority (LAHSA) receives ESG funding and administers the funds throughout Los Angeles County. Homeless Management Information System (HMIS) is used by the Continuum of Care and the public service agencies funded by the City of Redondo Beach to collect client-level data on the provision of housing and services to individuals and families at-risk or experiencing homelessness. The data collected will be used to conduct Needs Analysis and to establish funding priorities directly related to the City.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Los Angeles Housing Services Authority (LAHSA)
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All agencies and organizations were consulted through City outreach efforts.
2	Agency/Group/Organization	City of Redondo Beach
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All agencies and organizations were consulted through City outreach efforts.
	Agency/Group/Organization	City Net

3	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All agencies and organizations were consulted through City outreach efforts.
	Agency/Group/Organization	Harbor Interfaith Services
4	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All agencies and organizations were consulted through City outreach efforts.
	Agency/Group/Organization	Exodus Recovery
5	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All agencies and organizations were consulted through City outreach efforts.
	Agency/Group/Organization	Existing Public Service Agencies
6	Agency/Group/Organization Type	Non-profit agencies
	What section of the Plan was addressed by Consultation?	Homeless, Non-Homeless Special needs, Public facilities, Public Services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All agencies and organizations were consulted through City outreach efforts.
--	--	--

Table 2 – Agencies, groups, organizations who participated

The City of Redondo Beach solicited applications for the FY 2024-2025 Request for Funding for Public Services Agencies on December 19, 2023. Applications were accepted until January 11, 2024. During this period, the City received applications from the following public service agencies:

1. 1736 Family Crisis Center
2. Disability Community Resource Center – Independent Living Services (ILS) Program
3. Housing Rights Center – Fair Housing Services
4. Venice Family Clinic (formerly South Bay Family Health Care Center) – Behavioral Health Program
5. St. Paul’s Methodist Church – Project: NEEDS

From this list of social service agencies, the City determined the listed applicants’ programs were directly aligned with the priorities of the City and community. As a result, the City designated funding for each.

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

No agencies were intentionally left out of the consultation process. To the best of its ability, the City has been in contact with all known agencies and organizations involved in activities that are relevant to CDBG activities and programs.

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 Homeless Services Authority	Both address issues pertaining to homelessness and special needs housing.
Housing Element	City of Redondo Beach	Both include the goal of fostering affordable housing.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(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 ample opportunities for participation and public commenting throughout the Action Plan process. A public hearing was held before the City Council on March 19, 2024, to solicit public input on the Annual Action Plan process and community needs. A 30-day public review of the Action Plan was conducted from March 20, 2024, through April 20, 2024. During the comment period, the Draft Annual Action Plan was available for review on the City's Website at www.redondo.org. A final City Council public hearing was held on May 7, 2024, for the adoption of the Annual Action Plan.

Through its official newspaper, the City published notice of the public hearings along with the start of the 30-day comment period. Concurrently, each notice was posted in the Redondo Beach Housing Authority Office, the Redondo Beach Senior Services Departments, and the North Branch Library. The hearings were also advertised on the local public access channel.

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	Public Hearing	Non-targeted/broad community	The Redondo Beach City Council met on March 19, 2024, to review funding recommendations from the City Staff.	No comments were received.	No comments were received.	
2	Newspaper Ad	Non-targeted/broad community	Notice of Public Hearing and Public Comment Period on the Draft Action Plan was published in the Easy Reader and Redondo Beach News	No comments were received.	No comments were 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	Website	Nontargeted/broad community	Draft Action Plan was posted at www.redondo.org .	No comments were received.	No comments were received.	
4	Public Hearing	Nontargeted/broad community	The Redondo Beach City Council met on May 15, 2024, to review and adopt the FY24-25 Annual Action Plan.	No comments were received.	No comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Similar to numerous other jurisdictions, Redondo Beach confronts the demanding challenge of addressing rising needs amid fluctuating and/or diminishing federal and state resources. In FY 2024-2025, the City is slated to receive a total of \$237,451 in CDBG funds, marking a significant decrease from prior allocations. Nevertheless, the City will continue to provide direct services to Redondo Beach residents while simultaneously leveraging other funding sources to guarantee the completion of each project.

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 Resource: \$	Total: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	237,451	0	30,000	267,451	0	Based on HUD 2024-2025 allocation and projection through the Consolidated Plan period

Table 5 - Expected Resources – Priority Table

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 5, the City will receive \$237,451 in CDBG funds. In addition, the City will simultaneously utilize local funds to maximize both the reach and impact of its CDBG-funded programs. The City does not receive HOME, ESG, or HOPWA funds and does not report on these

grants. As such, the City will not be 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

The City does not own any land that could be used to address the needs identified within this plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Housing and Supportive Services	2024	2025	Homeless	Citywide	Homeless Housing and Supportive Services	CDBG: \$20,657	Homelessness Prevention: Persons Assisted
2	Preserve and Improve Existing Housing Stock	2024	2025	Affordable Housing	Citywide	Preserve and Improve Affordable Housing Stock	CDBG: \$40,000	Homeowner Housing Rehabilitated: Household Housing Unit
3	Public Improvements/Facilities for Low/Mod Incomes	2024	2025	Non-Housing Community Development	Citywide	Public Improvement/Facilities for Low/Mod Persons	CDBG: \$114,344	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing
4	Assist Seniors and Persons with Special Needs	2024	2025	Non-Housing Community Development	Citywide	Assist Seniors and Persons with Special Needs Health & Dental Services for Low / Mod Families	CDBG: \$14,960	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted
5	Equal Access to Housing	2024	2025	Fair Housing	Citywide	Equal Access to Housing	CDBG: \$20,000	Fair Housing Activities. Other: Households Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Housing and Supportive Services
	Goal Description	Suitable Living Environment – homeless housing and supportive services
2	Goal Name	Preserve and Improve Existing Housing Stock
	Goal Description	Decent Housing – preserve & improve existing housing stock
3	Goal Name	Public Improvements/Facilities for Low/Mod Incomes
	Goal Description	Suitable Living Environment – public improvements and public facilities to benefit low-mod persons
4	Goal Name	Assist Seniors and Persons with Special Needs
	Goal Description	Public Service – expand economic resources to benefit seniors and special needs persons
5	Goal Name	Equal Access to Housing
	Goal Description	Housing Opportunity – promote fair and equal housing opportunity

Table 3 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

In FY 2024-2025, CDBG funds used by the City of Redondo Beach will address priority housing and community development needs. Activities listed below adhere to the needs identified in the Consolidated Plan. Furthermore, activities listed below are further explained through brief descriptions and proposed funding, found in the Project Summary table.

#	Project Name
1	Housing Improvement Program (Mobility Access & Emergency Repairs)
2	Public Improvements
3	Planning and Administration
4	1736 Family Crisis Center
5	Disability Community Resource Center – Independent Living Services (ILS) Program
6	Housing Rights Center
7	Venice Family Clinic – Behavioral Health Program
8	St. Paul's Methodist Church – Project: NEEDS

Table 4 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City has allocated CDBG funds that serve to benefit special needs populations, as these populations are more likely to become homeless due to limited incomes and other barriers and issues that require both housing and supportive services. For example, the Housing Improvement Program, otherwise known as the Mobility Access and Emergency Repair (MA/ER) Program, provides grants to disabled and low- to moderate-income homeowners for home mobility projects or critical emergency repair projects, respectively. 1736 Family Crisis Center, on the other hand, assists victims of domestic violence and their children through shelter and counseling. Ultimately, the City considers supportive services and housing as high priorities and has allocated funds to reflect the direct priorities and needs of Redondo Beach residents.

AP-38 Project Summary

Project Summary Information 1	Project Name	Housing Improvement Program
	Target Area	Citywide
	Goals Supported	Preserve and Improve Existing Housing Stock
	Needs Addressed	Preserve and Improve Affordable Housing Stock
	Funding	CDBG: \$40,000
	Description	Provide grants to homeowners for mobility access and emergency repairs
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	6 families
	Location Description	Homes of income eligible applicant's citywide.
2	Planned Activities	Provide grants to homeowners for mobility access and emergency repairs
	Project Name	Public Improvements
	Target Area	CDBG eligible Census Tract and Block Group
	Goals Supported	Public Improvements/Facilities for Low/Mod Incomes
	Needs Addressed	Public Improvement/Facilities for Low/Mod Persons
	Funding	CDBG: \$114,344
	Description	Install new ADA accessibility ramps
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 public improvement
3	Location Description	Eligible Census Tract and Block Group
	Planned Activities	Install new accessibility ramps
	Project Name	Planning & Administration
Target Area	Citywide	

	Goals Supported	Planning and administration
	Needs Addressed	Planning and administration
	Funding	CDBG: \$47,490
	Description	Administration of CDBG Program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	1922 Artesia Blvd. Redondo Beach, CA 90278
	Planned Activities	Administration of CDBG Programs
	Project Name	1736 Family Crisis Center
	Target Area	Citywide
4	Goals Supported	Provide vital public services
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$10,685
	Description	Provide counseling for Redondo Beach households who may be in jeopardy of becoming homeless due to domestic violence.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	95 households
	Location Description	2116 Arlington Ave. Suite 200 Los Angeles, CA 90018
	Planned Activities	Provide counseling for Redondo Beach residents who may be in jeopardy of becoming homeless due to domestic violence.
	Project Name	Disability Community Resource Center – Independent Living Skills Program
	Target Area	Citywide
5	Goals Supported	Provide vital public services

	Needs Addressed	Assist Seniors and Persons with Special Needs Equal access to housing
	Funding	CDBG: \$7,480
	Description	Training and support for senior citizens and disabled individuals to promote capability for independent living.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	10 senior citizens and individuals with disabilities
	Location Description	12901 Venice Blvd. Los Angeles CA 90066
	Planned Activities	Provide training and support to low-income senior citizens and disabled community members to promote capability for independent living
6	Project Name	Housing Rights Center
	Target Area	Citywide
	Goals Supported	Create sustainable neighborhoods
	Needs Addressed	Equal access to housing
	Funding	CDBG: \$20,000
	Description	Tenant-landlord counseling and investigation of discriminatory housing complaints
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	130 households
	Location Description	3255 Wilshire Blvd. Los Angeles, CA 90016
	Planned Activities	Provide Fair Housing Services to the City
7	Project Name	Venice Family Clinic – Behavioral Health Program
	Target Area	Citywide
	Goals Supported	Provide vital public services

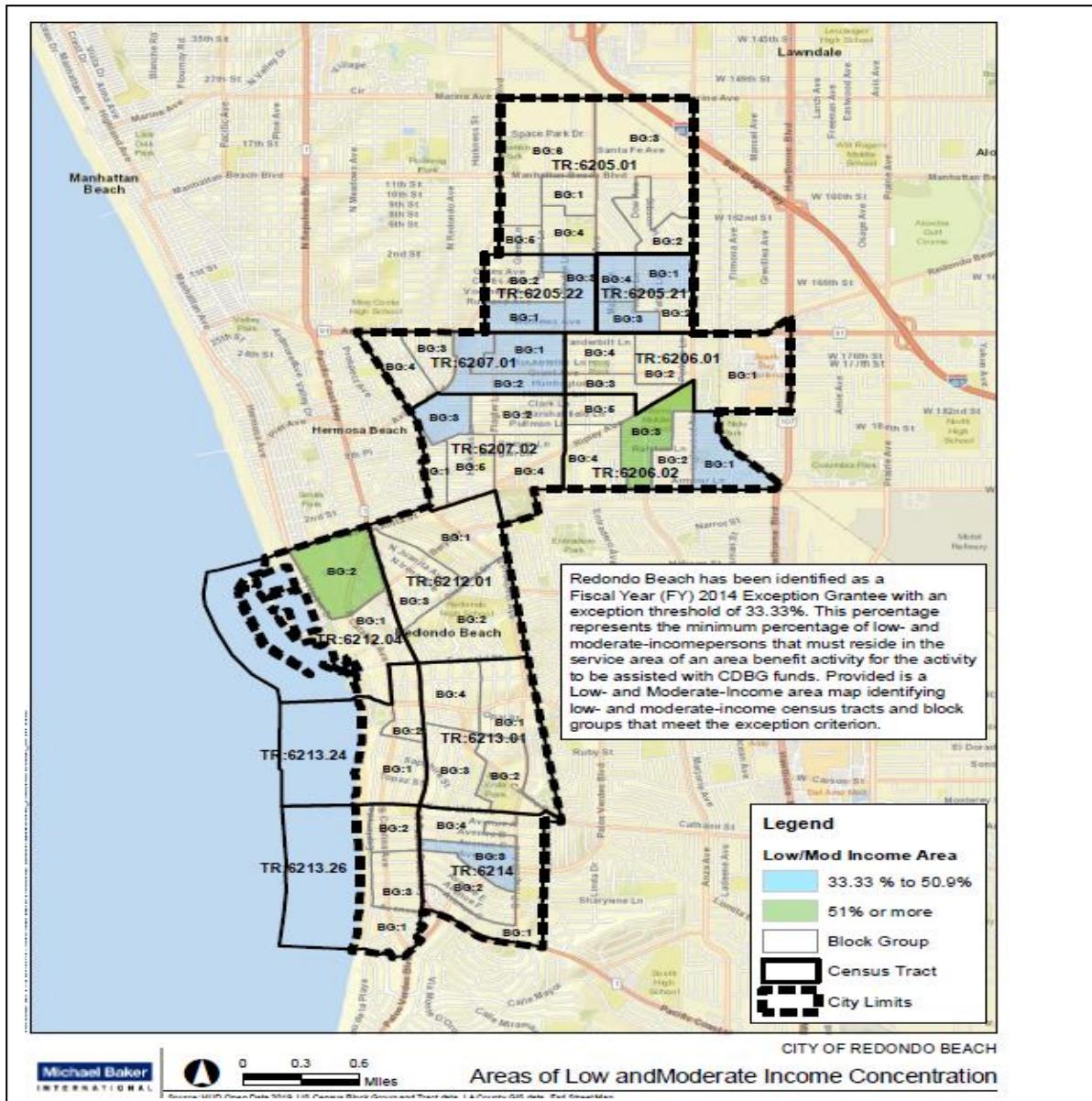
	Needs Addressed	Mental Health services for LMI youth and families
	Funding	CDBG: \$7,480
	Description	Assists individuals cope with impact trauma and stress on health or well-being. Services include therapy, parenting, crisis interventions, safety planning and domestic violence counseling, referrals, substance use therapy, and Medication-Assisted Treatment
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	30 individuals
	Location Description	23430 Hawthorne Blvd., Torrance, CA 90505
	Planned Activities	Provide mental health services for homeless, low to moderate individuals, youth, and families
	Project Name	St. Paul's Methodist Church – Project: NEEDS
	Target Area	Citywide
	Goals Supported	Provide vital public services

8	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$9,972
	Description	Provides two programs to assist homeless: 1) Tuesday meals 2) Food Pantry
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	100 individuals experiencing homelessness
	Location Description	2600 Nelson Ave, Redondo Beach, CA 90278
	Planned Activities	Provide two programs to assist homeless: 1) Tuesday meals 2) Food Pantry

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Beginning 2014, the City of Redondo Beach was identified as an Exception Grantee. During the first year of the 2020-2025 Consolidated Plan, the City identified the exception threshold of 33.33 percent. This percentage identifies the minimum percentage of low- and moderate-income residents must reside in the serviced area and have an area-benefited activity with CDBG funds. The City has included the respective LMI map representing the areas where LMI area benefit where the exception is located.



Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Although the City of Redondo Beach meets the LMI area benefit requirement, the City does not plan to target select neighborhoods or geographic areas for specific CDBG programming. The City will allocate CDBG resources citywide and have programs made available to all eligible Redondo Beach residents.

Discussion

As the City does not plan to target select neighborhoods or geographic areas for specific CDBG programming, services and public improvements will therefore be offered across the City in its entirety. The use of CDBG funds has been prioritized for the areas of housing and community development, through which resources will be allocated to organizations that provide services specifically to the special needs population. These allocations are simultaneously reflective of the needs and priorities established in the 2020-2025 Consolidated Plan. CDBG programs will be available to all eligible Redondo Beach residents throughout city boundaries.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Redondo Beach faces affordable housing barriers similar to those faced by surrounding jurisdictions in Los Angeles County. According to the City's adopted Analysis of Impediments to Fair Housing Choice (AI), the high priorities to affordable housing are listed below in no particular order:

- Support non-discriminatory lending practices;
- Preserve existing housing stock;
- Support the prevention of housing discrimination;
- Support homeownership;
- Update land use policies and practices to facilitate development of affordable housing;
- Support the development of affordable housing; and
- Improve collaboration with regional organizations and agencies.

During FY 2024-2025 the City will address affordable housing with the following goals to implement the findings from the AI:

One Year Goals for the Number of Households to be Supported	
Homeless	820
Non-Homeless	148
Special-Needs	68
Total	1,036

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	550
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	556

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The City aims to assist various types of households, such as homeless, non-homeless, and special needs, through a variety of strategies and programs. At large, this is achieved through the Redondo Beach Housing Authority (Housing Authority), contracted Public Service Agencies, and the Mobility Access and Emergency Repair (MA/ER) Program.

Homeless households are assisted through the efforts of the Redondo Beach Housing Authority, 1736 Family Crisis Center, and Project: NEEDS. Simultaneously, the City aims to assist non-homeless households through the Housing Authority as well, through the allocation of rental assistance. Public Service Agencies, such as the Housing Rights Center, supports households through fair housing services. Existing units are also rehabilitated through MA/ER Program.

The City aims to assist special needs households through the efforts of the Disability Community Resource Center, which operates an Independent Living Skills Program, Venice Family Clinic, and Project: NEEDS. Moreover, the MA/ER Program assists special needs households with mobility access repairs and retrofits.

While the City will not produce new housing units or acquire existing units in Redondo Beach, it still aims to support households through maintaining affordable housing sick, providing rental assistance, and funding Public Service Agencies to target homelessness prevention.

AP-60 Public Housing – 91.220(h)

Introduction

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

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

While the City of Redondo Beach does not own or manage public housing units, collaboration with the Redondo Beach Housing Authority (Housing Authority) is strong and ongoing. The relationship between the City and the Housing Authority helps to ensure that affordable housing is provided to residents. The Housing Authority offers the Family Self-Sufficiency (FSS) Program to assist residents in a plethora of ways. Individuals and households in the program are encouraged and assisted in increasing their earned income, which in-turn increases their ability to become economically self-sufficient. Additionally, the FSS Program provides job training, job searching assistance, financial counseling, credit repair, and one-on-one or group support. By incentivizing clients with the ability to build savings during participation, the program remains successful and ongoing. Participants also have a multitude of personal incentives for involvement, including structured goal planning, a greater opportunity to increase standard of living, an overall enhanced support system, and increased self-esteem.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority is in good standing and not designated as a troubled agency.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The 2020-2025 Consolidated Plan identified the need to address homelessness and those who are at-risk of homelessness by collaborating and working closely with the Continuum of Care (CoC). Redondo Beach recognizes this need. To help break the cycle of homelessness, essential services needed include immediate shelter, transitional housing, supportive services, and employment opportunities. Rather than focusing only on efforts organized by the City, the City also understands that collaboration with its non-profit partners is imperative to ensure the widest range of reach is possible. This means that all individuals experiencing homelessness are accounted for, and their needs are met. Currently, the City is pursuing additional funding from state and local regions to increase the number of pallet shelters for the Palter Shelter Program, which provides temporary housing for individuals experiencing homelessness.

In 2014, the Homeless Task Force was created in response to an increasing homeless population. Successfully, the Task Force was able to identify and analyze the needs of individuals and families experiencing homelessness in Redondo Beach. In 2019, City Council approved the Five-Year Plan to Address Homelessness that was developed by the Homeless Task Force. The following goals were identified in the Plan:

1. Continue to develop and strengthen City's response to homelessness while ensuring community safety.
 - a. Ongoing service provider agreements
 - b. Enhanced Response Pilot
 - c. Dedicated City resources
2. Expand community education efforts around homelessness and raise awareness about available resources and best practices.
 - a. Homeless information section on City website (Housing Division)
 - b. Active coordination with residents and stakeholders
 - c. Upcoming community meetings for coordinated Beach Cities grant
 - d. Monitor status of Martin vs. City of Boise case for impact to local cities
3. Improve and expand local and regional homeless services.
 - a. Expanded Dept. of Mental Health services
 - b. Coordination with regional cities, South Bay Cities Council of Governments (SBCCOG) and LA County Homeless Initiative
4. To prevent homelessness among Redondo Beach residents.
 - a. Lead training participant for LA County Homeless Count

- b. Training community stakeholders to process people experiencing homelessness into the Coordinated Entry System
 - c. Providing education to older adult and senior populations regarding housing stress, financial management, fraud, etc.
5. Support appropriate local and regional opportunities toward increasing access to crisis and supportive housing, shelters, and affordable housing for at-risk populations in the Beach Cities area.
 - a. Monitoring State housing legislation
 - b. Monitoring efforts for regional housing opportunities for emergency shelters, transitional and permanent housing; support policy that permits regionally oriented shelter response.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

City Council has made policy that seeks to proactively address homelessness, including service partnerships with PATH, HIS and the Department of Mental Health. These organizations work in collaboration with City police and other City departments to provide outreach and services to the homeless. The first step of implementation is to better understand how to handle residents' complaints. The City identified three overarching categories of homeless:

- Individuals with chronic mental illness
- Individuals with drug addictions
- Habitual offenders who experience homelessness committing small crimes

A pilot program began where City police directly works with PATH or HIS to review and direct homeless individuals attain the right services. The local court system also works with these organizations as part of sentencing procedures. A demographic survey is attached to the Five-Year Plan to Address Homelessness. Findings include:

- People experiencing homelessness in Redondo Beach are less likely to have been involved in the legal system (jail, prison, probation, etc.)
- Majority of people experiencing homelessness in Redondo Beach have pets.
- Higher than average number of people experiencing homelessness in Redondo Beach are veterans.
- People experiencing homelessness in Redondo Beach are somewhat older than those in the identified by the Continuum of Care.

- People experiencing homelessness in Redondo Beach are much more likely to self-identify as Caucasian.
- The primary gender of individuals experiencing homelessness is 84 percent male.

Every year, the Los Angeles CoC coordinates the Greater Los Angeles Homeless Count, a homeless count, as well as a Shelter/Housing Inventory Count (HIC). The HIC is a Point-In-Time (PIT) inventory of service projects and a record of utilization of services. HIC records how many beds and units are dedicated to serving people experiencing homelessness or people who have experienced homelessness and are now in permanent housing.

The City partnered with Harbor Interfaith Services to provide shelter to individuals experiencing homelessness through the Pallet Shelter Program. Through the Program's success, the City will be accessing the need as well as available funds to determine the length of the Program. The Program initially began with the support of CDBG-CV (CARES Act) funds but no longer receives CDBG funds. However, the City will continue to leverage Los Angeles County and State funds in order provide housing and services for individuals experiencing homelessness in Redondo Beach.

The City will continue to recommend individuals experiencing homelessness to utilize LA-HOP, an online tool used to identify what appropriate services are needed. Through LA-HOP, an outreach coordinator is assigned to act as an agent and contact the appropriate team for the requested services. The goal of LA-HOP is to reduce response times for those in need.

Additionally, the City will continue their partnership with PATH, Harbor Interfaith Services, City Police Department, City Planning Department, and the Department of Mental Health to continue providing outreach and services to those experiencing homelessness.

In 2024-2025 the City will allocate CDBG funds to the following agencies located in SPA 8 to address homelessness: 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City aims to provide a variety of homeless housing facilities to assist the different needs for individuals experiencing homelessness. Efforts include:

Emergency Shelter

608 beds serving individuals and families with children

Transitional Housing

605 beds serving individuals and families with children

Safe Haven

50 beds serving single men and women 18 years and over

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

Provided 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.

Community Services Program – The Beach Cities Health District provides case management and direction by a team of social workers to seniors in the South Bay beach cities.

South Bay Coalition to End Homelessness - The lead homelessness collaborative in the Los Angeles CoC, located in SPA 8, provides referral 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.

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.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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.

Discussion

Numerous programs are identified above, all of which serve the purpose of addressing the needs of homeless persons and subpopulations of homeless persons. Such a large group of various types of programs and activities indicates that serving the homeless population is a complex issue, one which requires a network of agencies, departments, and nonprofit community service agencies. As the City recognizes this complexity and need for a network, it has continued to collaborate with a variety of agencies that provide housing and supportive services. The City will continue with collaboration while simultaneously consistently searching for new network opportunities to assist in serving the homeless population.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Through the Analysis of Impediments to Fair Housing Choice (AI), the City identified the cost of housing as one of the most significant barriers to affordable housing. Redondo Beach's high cost of housing is largely a consequence of the limited availability of land and the cost of development. While the City faces the challenge to mitigate high construction costs without direct subsidies or grants from the State of California, construction costs are simultaneously directly related to development density. As a coastal city, the cost and availability of vacant land in Redondo Beach is much higher and limited. Through market analysis, needs assessment, and public participation, the City identified the following priorities in the AI:

- Support non-discriminatory lending practices;
- Preserve existing housing stock;
- Support the prevention of housing discrimination;
- Support homeownership;
- Update land use policies and practices to facilitate development of affordable housing;
- Support the development of affordable housing; and
- Improve collaboration with regional organizations and agencies.

Additionally, the City collaborated with the Community Development Department to assist in the drafting the 2021-2029 Housing Element. The revised sixth cycle Housing Element was adopted by City Council and identified ways in which housing needs of existing and future resident populations can be met. The Housing Element also 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.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The 2021-2029 Housing Element identified strategies and programs that focus on:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development; and
- Promoting equal housing opportunities.

To remove or ameliorate the negative effects of public policies, the City will review and adjust appropriate residential development standards, regulations, ordinances, department processing procedures, and residential fees related to the barriers to rehabilitation and construction of housing. Additionally, the City will be updating its Zoning Ordinance to implement the General Plan. The following ordinances will be updated:

- AB 1763, SB 1227, and AB 2345 (Density Bonus);
- SB 2, SB 745, and AB 2162 (Transitional and Supportive Housing);
- AB 139 (Emergency Shelters);
- AB 101 (Low Barrier Navigation Center); and
- SB 35 (Affordable Housing Streamlined Approval).

Lastly, the Zoning Ordinance will be reviewed and updated to include the following provisions and processes for Single Room Occupancy (SRO) Housing; Employee Housing; Reasonable Accommodation; Definition of Family; Parking Requirements; Unlicensed Group Homes; and

Conditional Use Permits.

Discussion:

Zoning ordinances have a direct effect on the availability and range of housing choices within a community. The City's Zoning ordinance establishes development regulations for new housing, which is comprised of minimum lot sizes, maximum dwelling units, setbacks, maximum building height, minimum parking requirements, lot coverage, and definitions of existing ordinances. Through the updated 2021-2029 Housing Element, the City identified potential Zoning Ordinances that may contribute to barriers to affordable housing. Thus, the City will utilize General Funds to implement the changes identified in the 2021-2029 Housing Element. This will be administered by the City's Community Development Department.

The City will annually review the Zoning Ordinance for compliance with State law, identify potential constraints and amend the Zoning Ordinance, as necessary. The City is obligated to address, and where possible, remove governmental constraints affecting the maintenance, improvement, and development of housing per State of California regulations. The City recognizes their obligations and will continue its efforts to remove constraints on housing developments by expediting construction and assist in lowering development costs.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's efforts in addressing underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

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, and thus require housing and supportive services. Consequently, the City considers supportive services and housing for special needs populations as a high priority. In Fiscal Year 2024-2025, the City will fund several public service agencies that aid with both housing and supportive services.

The City intends 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.

Additionally, the City intends to provide funding to 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.

In FY 2024-2025, the City is excited to 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.

Actions planned to foster and maintain affordable housing

As a strategy to both foster and maintain affordable housing in Redondo Beach, the City will continue to fund its Mobility Access/Emergency Repair (MA/ER) Program. Residents continue to show interest in this strong program. In addition, the City will continue to maintain rental assistance programs, such as the Section 8 Housing Choice Vouchers, to prevent homelessness.

Continuing to strengthen the partnership with the Redondo Beach Housing Authority (Housing Authority) will ensure the viability of ongoing maintenance of affordable housing throughout the City. Lastly, the City will monitor residential sites inventory to ensure no net loss in housing units.

Actions planned to reduce lead-based paint 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 is started 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 \$5,000 for mobility access and emergency repairs, in which impacts of lead-based paint is minimal. However, City Staff ensures all lead-based paint program requirements are followed as the scope of work is determined.

Actions planned to reduce the number of poverty-level families

In FY 2024-2025, The Housing Authority will continue to operate its Family Self-Sufficiency program. This program integrates the Section 8 Rental Assistance program with various service programs in the community. The Family Self-Sufficiency program makes services such as job training, childcare, and transportation available to new Section 8 voucher holders. The purpose of the program is to help participants become economically independent. The Family Self-Sufficiency program plans to serve 25 residents.

Actions planned to develop institutional structure

While the Community Services Department is responsible for direct oversight and administration of CDBG funds, the City simultaneously understands the importance of collaboration to carry out housing and community development programs. During FY 2024-2025, the Community Services

Department will work with the following departments and agencies:

- Community Development Department;
- Public Works Department;
- Redondo Beach Housing Authority;
- Non-profit public service agencies; and
- Contractors.

Lastly, the City will review and implement changes to the Zoning Ordinance to develop institutional structure to promote the construction of affordable housing.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Redondo Beach benefits from its Staff as well as its network of housing and community development partners. The Los Angeles Homeless Services Authority, Los Angeles Continuum of Care, and Housing Authority are crucial in developing and implementing strategies to combat homelessness. The City also coordinates on a local level with its public service agencies to assess the needs of Redondo Beach residents and provide specific services for the special needs population.

The City has also created the Five-Year Plan to Address Homelessness, which relies on the collaboration between the City and Social Service Networks to ultimately end homelessness in Redondo Beach.

Discussion:

The City of Redondo Beach looks forward to maintaining existing relationships and fostering new partnerships to leverage federal funds received. The City has identified its goals and priorities for its community and has allocated federal funds to assist and serve its residents. Lastly, the City has made great strides in achieving the goals listed in the 2020-2025 Consolidated Plan and is excited to continue serve the Redondo Beach.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70%