



**CITY OF REDONDO BEACH
DRAFT ANNUAL ACTION PLAN
FY 2026-2027**



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Executive Summary

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

1. Introduction

Each year, jurisdictions that receive funding from the United States Department of Housing and Urban Development (HUD), are required to submit an application, known as the Annual Action Plan (Action Plan), detailing how federal funds will be allocated to specific programs with expected outcomes. The City of Redondo Beach has prepared this Action Plan, for the aforementioned purpose, in regard to Community Development Block Grant (CDBG) funds received from HUD. 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 outlines the City's goals, priorities, and strategies for serving low- and moderate-income residents.

In Fiscal Year (FY) 2026-2027, the City of Redondo Beach will receive approximately \$266,048 in Community Development Block Grant (CDBG) funds. The FY 2026-2027 Annual Action Plan represents the second year of the City's 2025-2030 ConPlan. This Action Plan covers the period from July 1, 2026, to June 30, 2027. 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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In alignment with HUD regulations at 24 CFR 91.215, the City organized its priority needs into three core categories: affordable housing, homelessness, and non-housing community development. These priorities were informed through a combination of quantitative data and qualitative community input. The City conducted a comprehensive Needs Assessment and Market Analysis to evaluate local conditions, identify gaps, and understand emerging trends affecting Redondo Beach residents. To complement this data, the City engaged stakeholders through interviews, outreach efforts, and community meetings to gather insights from service providers, residents, and partner organizations. This community-driven feedback helped the City more accurately assess local needs and refine its strategic direction. Drawing from these analyses and engagement efforts, the City identified the following Consolidated Plan goals:

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

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

- Approximately 60% of very low-income (30%-50% AMI) renters and 58% of low-income (50%-80% AMI) renters were experiencing cost burden or overpaying for housing.
- Approximately 84% of extremely low-income (0%-30% AMI) residents experience cost burden (spend 30% or more of their income on housing).
- According to ACS data, approximately 15% of the city's population is over 65 years of age, and 6% 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.

- Community Survey data conducted during the Consolidated Planning phase showed a need for decent and affordable housing.
- Community Survey data conducted during the Consolidated Planning phase showed a great need for public services, specifically for seniors.
- 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 for public service programs for low-income individuals and special needs populations, which includes youth, seniors, and individuals with disabilities as a high-priority need.

All in all, the City of Redondo Beach continues its commitment to utilizing CDBG funds to provide residents with services that reflect the priorities established in the ConPlan.

3. Evaluation of past performance

Each year, 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 2024-2025 CAPER reports on the fifth year of the 2020-2024 ConPlan. The City worked collaboratively with other agencies to achieve the following accomplishments:

- Serviced a total of 1,311 people by providing hot meals and access to a food pantry, 31% of those individuals were low-income.

- The Disability Resource Center, which provided training and support for seniors and disabled individuals for independent living, provided services to 41 individuals, 95% of whom were extremely low-income.
- Assisted 119 individuals were assisted by the Housing Rights Center through tenant-landlord counseling and/or investigations into housing discrimination violations. 66% of those services provided by the Housing Resource Center were for the extremely low income.
- Assisted 4 low-income homeowners through the Mobility Access and Emergency Repair (MA/ER) Program.
- Assisted 121 victims of domestic violence and their children who were in jeopardy of becoming homeless.

In FY 2026-2027, 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

Summary from the citizen participation section of plan.

Throughout the Annual Action Plan review process, the City encouraged participation from Redondo Beach residents, local organizations, and regional partners. Community members were invited to submit comments either by mailing or dropping off written feedback at 415 Diamond Street, Redondo Beach, CA 90277, or by emailing the City Clerk at CityClerk@redondo.org.

Prior to opening the Draft Action Plan for public review, the City held a public hearing before the City Council on April 14, 2026, to present the Annual Action Plan process and invite public input. Simultaneously, the Draft Action Plan was released for a 30-day public comment period from April 3, 2026, through May 4, 2026.

A second public hearing will be held on May 12, 2026, during a City Council meeting to receive additional public comments and to consider adoption of the Final Action Plan.

Both public hearings, as well as the start of the 30-day comment period, were publicly noticed to ensure broad community awareness and participation.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received.

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

As part of the City's commitment to meaningful community engagement, public comments are encouraged during the Annual Action Plan review process. This year, no comments were received.

7. Summary

Ultimately, the City's objectives for the Community Development Block Grant (CDBG) Program in the 2026–2027 program year remain centered on expanding access to fair and decent housing, enhancing the quality and livability of the community, and increasing economic and community development opportunities for residents with low and moderate incomes. The City continues to implement the goals and strategies outlined in the 2025–2030

Consolidated Plan, ensuring that all CDBG-funded activities align with HUD requirements and effectively address the needs of the community's priority 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

Narrative (optional)

The City’s CDBG Program is overseen by the Community Services Department. This includes grant administration, reporting, and implementation of all funded activities. Day-to-day program operations are managed by the Community Services Director and Deputy Community Services Director. The City also utilizes a contracted consultant to support program administration and ensure effective implementation of CDBG-funded projects.

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: Kelly Orta, Deputy Director

(310) 697-3365

Kelly.Orta@redondo.org

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

1. Introduction

The City regularly coordinates and collaborates with public and regional agencies, housing providers, and service organizations to identify specific community needs. In developing the Annual Action Plan, the City consulted with a range of public service providers, including both local and regional organizations, to gather input and encourage active participation. The City also engaged with the Los Angeles County Continuum of Care, the Los Angeles County Department of Public Health’s Childhood Lead Poisoning Prevention Program, and the Redondo Beach Housing Authority. Through these consultations, the City sought to collect relevant data, understand community needs, and identify opportunities for coordination that enhance communication and improve access to services for residents.

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))

Although the City of Redondo Beach operates independently within Los Angeles County, it continues to strengthen coordination with local housing providers and relevant County departments. The City allocates CDBG funds to public service agencies, such as 1736 Family Crisis Center and the Housing Rights Center, that are part of a broad regional network of social and health service providers. The City also supports local data-gathering and assessment efforts, including the Homeless Count Survey administered by City Net and the County CoC’s annual Homeless Point-in-Time Count, to more accurately identify community needs and improve the delivery of services.

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 participates in the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care and is part of Service Planning Area 8 (SPA 8), which includes 18 South Bay cities and five unincorporated communities. As a member of this regional network, the City collaborates with a broad range of partners to address homelessness, including LAHSA, the Redondo Beach Police Department, local school districts, and numerous social service agencies.

Through ongoing consultation and community engagement, it is evident that the needs of individuals and families experiencing homelessness are best met through coordinated, multi-agency efforts. This includes participation in the annual Point-In-Time (PIT) Count, conducted by the Los Angeles CoC, which provides critical data on sheltered and unsheltered homelessness. Redondo Beach contributes to the South Bay/Harbor count, helping to inform regional planning, funding decisions, and service strategies.

For the 2026–2027 program year, the City will continue to support a network of public service providers, such as 1736 Family Crisis Center, Harbor Interfaith Services, and Project NEEDs, that deliver outreach, emergency shelter, case management, and essential services to residents experiencing or at risk of homelessness. These partnerships strengthen the City’s capacity to respond effectively to local needs while aligning with broader countywide efforts to reduce homelessness.

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 of Redondo Beach does not receive Emergency Solutions Grant (ESG) funds and therefore does not develop ESG allocation plans, performance standards, or ESG-specific reporting for HUD. However, the City remains an active participant in the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care, which administers ESG funding throughout Los Angeles County.

LAHSA, as the lead agency for the Los Angeles CoC, establishes countywide performance standards, evaluates ESG-funded activities, and oversees policies and procedures for the operation of the Homeless Management Information System (HMIS). HMIS is used by CoC-funded agencies and by several public service providers supported by the City of Redondo Beach to collect client-level data on housing and services for individuals and families experiencing or at risk of homelessness.

Through its participation in the CoC and its coordination with local service providers, the City benefits from HMIS data to better understand local needs, support regional planning efforts, and inform priorities for CDBG-funded activities. The City also contributes to the annual Point-In-Time (PIT) Count conducted by the Los Angeles CoC, which provides essential data that helps guide funding decisions, service coordination, and long-term strategies to address homelessness within Redondo Beach and the broader South Bay region

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Los Angeles Housing Services Authority (LAHSA)
	Agency/Group/Organization Type	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 Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint 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.
3	Agency/Group/Organization	Harbor Interfaith Services
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness 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.
5	Agency/Group/Organization	Exodus Recovery
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>All agencies and organizations were consulted through City outreach efforts.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The City made every effort to engage all relevant agencies and organizations throughout the consultation process. To the best of its knowledge, no agencies involved in activities related to CDBG-funded programs were excluded, and the City actively reached out to all known partners to ensure broad and meaningful participation.

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

Narrative (optional)

The City of Redondo Beach solicited applications for the FY 2026–2027 Request for Funding for Public Services Agencies on December 1, 2025. Applications were accepted until January 12, 2026. 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. Harbor Interfaith Services
5. Harm Reduction Circle
6. Venice Family Clinic (formerly South Bay Family Health Care Center) – Behavioral Health Program
7. St. Paul’s Methodist Church – Project: NEEDS

After reviewing all applications, the City allocated funding based on alignment with priority needs, eligibility requirements, and available funding. While all applications were considered, not all could be funded.

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

Public participation plays a vital role in shaping local policy and guiding the City's planning efforts, and the development of the Annual Action Plan is no exception. The City of Redondo Beach ensured that residents had multiple opportunities to engage in the process and provide meaningful input.

A public hearing was held before the City Council on April 14, 2026, to introduce the Annual Action Plan process and gather feedback on community needs and priorities. Concurrently, the Draft Annual Action Plan was made available for a 30-day public review period from April 3, 2026, through May 4, 2026. During this time, the Draft Plan was accessible on the City's website at www.redondo.org.

A final public hearing will be conducted on May 12, 2026, during a City Council meeting to receive additional public comments and consider adoption of the Annual Action Plan.

To ensure broad community awareness, the City published notices of both public hearings and the dates of the 30-day comment period in its official newspaper. Notices were also posted at the Redondo Beach Housing Authority Office, the Redondo Beach Community Services Department, and the North Branch Library, and the hearings were 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 April 14, 2026, to review funding recommendations from the City Staff.	Support of public services	N/A	
2	Newspaper Ad	Non-targeted/broad community	Notice of Public Hearings and Public Comment Period on the Draft Action Plan was published in the Easy Reader	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	Internet Outreach	Non-targeted/broad community	Draft Action Plan was posted at www.redondo.org .	No comments were received.	No comments were received.	www.redondo.org
4	Public Hearing	Non-targeted/broad community	The Redondo Beach City Council met on May 12, 2026, to review and adopt the FY26-27 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

The City of Redondo Beach receives federal grant funding administered by the U.S. Department of Housing and Urban Development (HUD). To access and utilize these resources, the City must prepare and submit an Annual Action Plan (AAP) detailing how the anticipated grant allocation for the year will be invested to enhance community development and meet the needs of residents.

The City continues to prioritize the following goals identified through extensive community outreach and intrinsic data collection in the 2025 - 2030 Consolidated Plan (ConPlan):

1. Support the Development of Decent Housing;
2. Create Sustainable Neighborhoods;
3. Provide Vital Public Services;
4. Expand Affordable Housing Opportunities;
5. Planning and Administration;
6. Create Economic Opportunities; and
7. Pre-Disaster Preparedness and Mitigation.

For FY2026-2027, the City will receive \$266,048 in Community Development Block Grant (CDBG) funds. The FY 2026-2027 Annual Action Plan represents the second of five program years covered by the City's 2025-2030 ConPlan. The City of Redondo Beach has prepared this report to ensure all funded programs meet the identified goals.

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; Economic Development; Housing; Public Improvements; Public Service	\$266,048	\$0	\$0	\$266,048	\$916,388	Based on HUD 2026-2027 allocation and projection throughout 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

The City will receive approximately \$266,048 in CDBG funds. To maximize the effectiveness of its CDBG-funded programs, the City will combine these federal resources with local funding where appropriate. The City does not receive allocations from the HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), or Housing Opportunities for Persons With AIDS (HOPWA) and does not report on these programs. The City is not subject to HUD’s matching requirements.

State Funds

The City does not anticipate receiving State of California funding that would directly supplement or leverage CDBG-related activities. The City remains committed to pursuing additional financial resources regardless of overall funding levels, be it local, state, federal, or private, to support the development and delivery of high-quality, 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

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

Discussion

The City will be receiving approximately \$266,048 in CDBG funds for the program year 2026–2027. Although the City does not receive funding through HOME, ESG, or HOPWA, the City will continue to leverage local General Funds to enhance the effectiveness of community-based services. These locally supported efforts include programs such as temporary housing and case management for unsheltered individuals, which remain critical components of the City’s broader strategy to address community needs.

Furthermore, opportunities to coordinate with regional partners, nonprofit organizations, and other public agencies to maximize available resources and strengthen service delivery will continue to be explored and strategically pursued.

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	Support the Development of Decent Housing	2025	2030	Affordable Housing	Citywide	Decent Housing Preserve and improve the existing	\$40,000	Homeowner Housing Rehabilitation: 5 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	\$132,932	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	\$39,907	Public service activities other than Low/Moderate Income Housing Benefit: 199 persons assisted

4	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	\$53,209	Other: 1 other
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Table 6 – 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

Projects

AP-35 Projects – 91.220(d)

Introduction

In FY 2026-2027, CDBG funds will be utilized by the City of Redondo Beach to fund the activities listed below in an effort to address key housing and community needs for residents. All funded activities align with the goals and strategies established in the 2025 – 2030 ConPlan. The Project Information Table provides a summary of each activity along with its proposed funding allocation. **Projects**

#	Project Name
1	Housing Improvement Program
2	Public Improvements
3	Planning and Administration
4	Project: NEEDs
5	Disability Community Resource Center
6	1736 Family Crisis Center
7	Harbor Interfaith Services
8	Venice Family Clinic
9	Housing Rights Center

Table 7 – Project Information

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

The City prioritizes funding for programs that serve special-needs populations, who are at heightened risk of homelessness due to limited income, disabilities, and other challenges that require ongoing supportive services. Directing CDBG resources toward these programs helps stabilize vulnerable residents and address critical community needs. Obstacles faced by the City include the LMA percentage cap exception being raised, making it harder to fund eligible Public Improvements projects due to the lack of qualifying census tracts as compared to other entitlement cities. Additionally, the need for services continues to grow while funding availability remains constrained, and the 15 percent cap on public service activities restricts the amount of CDBG funding

that can be allocated to nonprofit service providers. Despite these challenges, the City works closely with its partner agencies to align goals with available resources in response to community needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Improvement Program
	Target Area	Citywide
	Goals Supported	Support the Development of Decent Housing
	Needs Addressed	Decent Housing; Preserve and improve the existing housing stock
	Funding	\$40,000
	Description	Provides approximately \$7,500 grants to homeowners through the Mobility Access/Emergency Repair Program
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	5 households
	Location Description	Homes of eligible applicants citywide
	Planned Activities	To provide grants to homeowners for through the Mobility Access/Emergency Repair Program
2	Project Name	Public Improvements
	Target Area	Citywide
	Goals Supported	Create Sustainable Neighborhoods
	Needs Addressed	Community/Public Facilities; Public Improvements
	Funding	\$132,932
	Description	Provide community/public facility improvements
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	1 public improvement
	Location Description	Eligible Census Tract and Block Group
	Planned Activities	Provide community/public facility improvements
3	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Decent Housing; Preserve and improve the existing housing stock Affordable Housing; Create new affordable housing Public Services; Equal access to housing Public Services; Homelessness housing and support Public Services; Assist special needs residents Public Services; Health and dental services Community/Public Facilities Improvements Expand Economic Opportunities
	Funding	\$41,209
	Description	Administration of CDBG Program
	Target Date	6/30/27
	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 Program
4	Project Name	Project: NEEDS
	Target Area	Citywide
	Goals Supported	Provide Vital Public Services
	Needs Addressed	Public Services; Homelessness housing and support
	Funding	\$9,179
	Description	Provides two programs to assist unsheltered individuals: 1) Tuesday hot meals; 2) Food Pantry twice a week
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	89 individuals experiencing homelessness
	Location Description	2600 Nelson Ave., Redondo Beach, CA 90278
	Planned Activities	Provide two programs to assist unsheltered individuals: 1) Tuesday hot meals; 2) Food Pantry twice a week
5	Project Name	Disability Community Resource Center
	Target Area	Citywide
	Goals Supported	Provide Vital Public Services
	Needs Addressed	Public Services; Assist special needs residents
	Funding	\$7,183

	Description	Provide training and support to low-income senior residents and persons with disabilities to promote capability for independent living
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	7 seniors and individuals with disabilities
	Location Description	12901 Venice Blvd., Los Angeles, CA 90066
	Planned Activities	Provide training and support to low-income senior residents and persons with disabilities to promote capability for independent living
6	Project Name	1736 Family Crisis Center
	Target Area	Citywide
	Goals Supported	Provide Vital Public Services
	Needs Addressed	Public Services; Homelessness housing and support
	Funding	\$9,179
	Description	Provide counseling and case management for victims of domestic violence and their children who may be in jeopardy of becoming homeless due to domestic violence
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	89 households

	Location Description	2116 Arlington Ave., Suite 200, Los Angeles, CA 90018
	Planned Activities	Provide counseling and case management for victims of domestic violence and their children who may be in jeopardy of becoming homeless due to domestic violence
7	Project Name	Harbor Interfaith Services
	Target Area	Citywide
	Goals Supported	Provide Vital Public services
	Needs Addressed	Public Services; Homelessness Housing and Support
	Funding	\$7,183
	Description	Provide temporary housing for individuals experiencing homelessness and case management support through the Pallet Shelter Program
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	7 individuals
	Location Description	1521 Kingsdale Ave., Redondo Beach, CA 90278
	Planned Activities	Provide temporary housing for individuals experiencing homelessness and case management support through the Pallet Shelter Program
8	Project Name	Venice Family Clinic
	Target Area	Citywide
	Goals Supported	Provide Vital Public Services

	Needs Addressed	Public Services; Health and Dental Services
	Funding	\$7,183
	Description	Assist individuals coping with the impact of 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 through the Behavioral Health Program
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	22 individuals
	Location Description	2114 Artesia Blvd., Suite 111, Redondo Beach, CA 90278
	Planned Activities	Assist individuals coping with the impact of 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 through the Behavioral Health Program
9	Project Name	Housing Rights Center
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Public Services; Equal access to housing
	Funding	\$12,000
	Description	Provide tenant-landlord counseling and investigation of discriminatory housing complaints, and hold educational workshops/flyers

Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	90 households
Location Description	3255 Wilshire Blvd., Los Angeles, CA 90016
Planned Activities	Provide tenant-landlord counseling and investigation of discriminatory housing complaints and hold educational workshops/flyers

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

In 2014, the City of Redondo Beach was designated a Low/Mod Income Exception Grantee, meaning the City did not contain any racially or ethnically concentrated areas of poverty (R/ECAPs) and therefore qualified for HUD’s “exception” standard when determining area benefit eligibility. The City’s exception threshold is 33.33 percent, which represents the minimum percentage of low- and moderate-income residents required within a service area for an activity to qualify as benefiting low- and moderate-income persons.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As a HUD designated Low/Mod Income Exception Grantee, the City of Redondo Beach will not target select census tracts or neighborhoods for CDBG-funded activities. Instead, the City allocates CDBG resources Citywide and ensures that each funded activity serves eligible low- and moderate-income residents.

Discussion

The City does not plan to geographically target individual neighborhoods or census tracts for CDBG programming. Rather, CDBG activities will be available to residents throughout Redondo Beach, with funding decisions guided by the needs identified through community outreach and data analysis conducted for the 2025–2030 Consolidated Plan. This approach allows the City to direct resources to the most pressing community needs while maintaining flexibility in service delivery.

The City will continue to ensure that all CDBG funded activities comply with HUD regulations and that funds are used to benefit low- and moderate-income residents. By combining data-driven planning with citywide accessibility, the City aims to maximize the impact of its CDBG investments across the community.

Affordable Housing AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Redondo Beach continues to experience barriers to affordable housing, reflecting the broader challenges seen throughout Los Angeles County, where the high cost of housing places substantial pressure on low- and moderate-income households. As outlined in the City’s adopted Analysis of Impediments to Fair Housing Choice (AI), the following priorities have been identified to guide efforts in expanding access to affordable and equitable housing opportunities:

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

For FY 2026–2027, the City will address affordable housing with the following goals, developed based on data gathered while preparing the Analysis of Impediments to Fair Housing, Consolidated Plan, performance trends, and anticipated needs of the City:

One Year Goals for the Number of Households to be Supported	
Homeless	169
Non-Homeless	112
Special-Needs	7
Total	288

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	450
The Production of New Units	0
Rehab of Existing Units	5

One Year Goals for the Number of Households Supported Through	
Acquisition of Existing Units	0
Total	455

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will continue to support affordable housing efforts in alignment with the Consolidated Plan and the Analysis of Impediments (AI) by using CDBG funds to assist households across a range of needs. To serve individuals experiencing homelessness, the City partners with Project: NEEDS, 1736 Family Crisis Center, and Harbor Interfaith Services to provide outreach, case management, and supportive services. For low-income households who are not homeless, the City collaborates with Venice Family Clinic to deliver essential services that promote housing stability. Additionally, the City works with the Disability Community Resource Center to support seniors and individuals with disabilities who require specialized assistance.

To address affordable housing needs by support type, the City will continue coordinating with the Redondo Beach Housing Authority to assist approximately 450 households through rental assistance programs. The City will also support the rehabilitation of 5 existing housing units through the Minor Home Repair/ Emergency Rehabilitation (MA/ER) Program, helping preserve safe and affordable housing for low- and moderate-income residents.

Although the City of Redondo Beach does not anticipate producing new housing units or acquiring existing units during the program year, it remains committed to advancing affordable housing goals. The City prioritizes preserving the existing housing stock, providing rental assistance to cost-burdened households, and partnering with public service agencies that focus on homelessness prevention and long-term housing stability.

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

Even though the City of Redondo Beach does not operate public housing, it continues to support efforts that encourage resident engagement and pathways to homeownership through its partnership with the Redondo Beach Housing Authority. The City and Housing Authority coordinate on outreach, education, and supportive services that help Housing Choice Voucher participants and other assisted households build long-term stability.

To promote resident involvement and leadership, the Housing Authority provides information about opportunities to participate in program planning, policy discussions, and advisory activities. The City supports these efforts by sharing information through its public communication channels and by collaborating on community meetings when appropriate.

Through these combined efforts, the City and Housing Authority aim to strengthen resident engagement, expand access to information, and support households interested in pursuing greater self-sufficiency and long-term housing stability.

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

The Housing Authority of Redondo Beach is not designated as a troubled agency, but rather a High-Performer.

Discussion

The Redondo Beach Housing Authority is recognized as a High Performer Public Housing Authority, earning a 96 percent rating under HUD's Section Eight Management Assessment Program (SEMAP). The Housing Authority currently assists 598 households through the Housing Choice Voucher Program and remains committed to supporting residents as they seek and maintain stable, affordable housing.

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

Introduction

During the 2025-2030 Consolidated Plan planning process, the City identified the following priority needs:

- 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

In June 2019, the City launched the Enhanced Response to Homelessness Program in direct response to the homeless needs of the community. This initiative focuses on proactive outreach, relationship-building, and connecting unsheltered individuals with case managers who can link them to essential services. These efforts have contributed to significant progress: in 2024, the City achieved “functional zero” homelessness, meaning more individuals were placed into housing than became homeless during the first six months of the year.

To sustain and deepen this progress, the City continues to prioritize consistent outreach that builds trust with unsheltered individuals and facilitates access to case management and supportive services. The City also established the first outdoor Homeless Court in Los Angeles County, an innovative partnership with the justice system designed to help unhoused individuals resolve legal barriers, access services, and transition more efficiently into permanent housing. The Redondo Beach Homeless Court operates as a diversion program focused on connecting participants with housing and supportive services. Housing navigators and service providers are present on site to link individuals to interim and permanent housing options, employment resources, mental health services, substance use treatment programs, assistance with obtaining vital

documents, and opportunities for criminal record expungement. This model equips people experiencing homelessness with the tools and support necessary to address underlying challenges and make meaningful progress toward stability and long-term housing.

Through these coordinated strategies, the City aims to maintain its momentum toward reducing homelessness, strengthening service delivery, and supporting the long-term stability of residents with special needs.

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

The City actively partners with various departments, such as the City Attorney's Office and Community Services, to reduce and ultimately end homelessness for all individuals residing in Redondo Beach.

With CDBG funding, the City will support a range of services aimed at addressing homelessness and housing instability including:

- Hot meals and food pantry services to approximately 89 individuals experiencing homelessness through the City's partnership with Project NEEDS.
- Emergency shelter and case management services to 89 survivors of domestic violence and their children through the City's collaboration with 1736 Family Crisis Center.
- Temporary shelter and case management for 7 individuals experiencing homelessness through the Pallet Shelter Program in collaboration with Harbor Interfaith Services

Recognizing that homelessness affects not only those experiencing it but the broader community as a whole, the City has expanded its efforts to create long-term housing solutions. In partnership with Century Housing, an affordable housing developer, and with the support of General Funds and county resources, the City completed the Moonstone project, converting 20 units at the

Pacific Inn Motel into permanent supportive housing. The City intends to prioritize Moonstone units for individuals transitioning out of the Pallet Shelter Program, helping residents move from temporary shelter into stable, permanent housing.

Through the Enhanced Response to Homelessness Program, the City Council adopted a proactive policy framework to address homelessness, supported by partnerships with PATH, Homeless Intervention Services (HIS), and the Los Angeles County Department of Mental Health. These organizations collaborate closely with the Redondo Beach Police Department and other City departments to provide outreach, engagement, and essential services to unhoused individuals. As part of this effort, the City conducted targeted outreach to better understand local needs and improve service delivery. This outreach identified three overarching categories of homelessness:

- Individuals with chronic mental illness;
- Individuals with drug additions; and
- Habitual offenders who experience homelessness committing small crimes.

The Los Angeles Continuum of Care (CoC) oversees the Greater Los Angeles Homeless Count, which includes both the annual Point-In-Time (PIT) Count and the Shelter/Housing Inventory Count (HIC). The PIT Count provides a one-night snapshot of the number of people experiencing homelessness and is conducted nationwide to inform policy decisions and guide the allocation of housing and supportive services.

The 2025 Greater Los Angeles Homeless Count was conducted over three nights from February 18–20, 2025, with the schedule adjusted due to regional wildfires. The final unsheltered and youth counts were completed on February 28, 2025. The South Bay/Harbor region—of which Redondo Beach is a part—was counted on February 20. Results released in July 2025 showed a 4 percent decline in homelessness across Los Angeles County compared to the previous year.

For Redondo Beach, the 2025 PIT Count identified 20 sheltered individuals staying in temporary shelter programs, consistent with the 2024 count. The visual tally of unsheltered persons recorded 17 individuals not in a dwelling, a slight decrease from the 18 counted in 2024. The 2025 count also documented 27 total dwellings, including 9 cars, 10 vans, and 8 RVs, with no makeshift shelters or tents observed, compared to the 2024 count of 14 cars, 26 vans, 7 RVs, and 7 tents. This suggests modest improvements in reducing unsheltered homelessness and a decline in tent encampments within the city. The City will continue recommending LA-HOP, an online tool used to identify appropriate services, to individuals experiencing homelessness. Through LA-HOP, individuals experiencing homelessness are assigned an outreach coordinator that operates as an agent and contacts the appropriate team for requested services. The goal of LA-HOP is to reduce response times for unhoused individuals.

Furthermore, the City will continue their partnership with PATH, Harbor Interfaith Services, 1736 Family Crisis Center, Project: NEEDs, City Police Department, city Planning Department, and the Los Angeles Department of Mental Health in efforts to provide coordinated and efficient outreach and services to those experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City seeks to offer a range of housing options and supportive services that address the diverse needs of individuals experiencing homelessness. These 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

Pallet Shelter Program

15 to 20 beds for temporary housing

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.

To support these goals, the City works with a network of local and regional partners that provide housing, case management, outreach, and supportive services. Below is a summary of programs in the area that assist chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth in transitioning to permanent housing and achieving long-term stability.

Emergency Assistance to Prevent Eviction (EAPE) – Provides assistance to CalWORKs Welfare-to-Work (WtW) families who are behind on rent and/or utility payments due to a financial crisis. The program helps prevent eviction and homelessness by stabilizing households at risk of losing their housing.

First 5 LA Supportive Housing Program (First 5 LA) – Offers needs-based assistance to homeless or at-risk families with children from birth to age five, including families with past or current involvement with the Department of Children and Family Services. The program connects families to supportive housing and related services.

Homeless Assistance (HA) – A CalWORKs program that offers both Temporary and Permanent Homeless Assistance. Temporary HA provides short-term shelter payments for families while they search for permanent housing, while Permanent HA helps families secure long-term housing solutions.

HUD-VASH Vouchers (VASH) – Combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs. The program supports long-term housing stability for veterans and their families.

Moving Assistance (MA) – Supports CalWORKs Welfare-to-Work (WtW) families who are homeless or at risk of homelessness due to a financial crisis beyond their control. The program provides financial assistance to help families secure or maintain stable housing.

Redondo Beach Homeless Task Force – A City-led collaborative focused on developing policies, partnerships, and strategies to address homelessness locally. The task force works across departments and with regional partners to coordinate outreach, services, and housing resources.

South Bay Coalition to End Homelessness – The lead homelessness collaborative for SPA 8 within the Los Angeles Continuum of Care. The Coalition provides referrals, guidance, and coordination across a wide network of homeless service and supportive programs throughout the South Bay region.

Supportive Services for Veteran Families (SSVF) – A community-based program that rapidly re-houses homeless veteran households and prevents homelessness among veterans facing a housing crisis. SSVF focuses on short-term interventions that promote long-term housing stability.

Unaccompanied Youth Programs – Several local programs serve youth experiencing homelessness, including the 1736 Emergency Youth Shelter, Hathaway-Sycamores Independent Living Program, Divinity Prophet Independent Living Program, and Richstone’s Transitional Housing Program (THP) and Transitional Living services. These programs provide shelter, life-skills training, and pathways to independent living.

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

Helping low-income individuals and families avoid homelessness remains a core priority for the City. This includes supporting extremely low-income households, people exiting publicly funded institutions or systems of care, and individuals receiving services from agencies addressing housing, health, employment, education, and youth needs. The City works closely with regional partners in Service Planning Area 8 (SPA 8) to ensure that residents have access to programs that stabilize households, prevent housing loss, and connect people to long-term support.

SPA 8 offers a range of programs designed to prevent homelessness among diverse populations. In addition, federal programs serve veterans and their families as part of broader efforts to end veteran homelessness. Below is an overview of key programs available in the region.

Coordinated Entry System (CES) – A countywide framework that connects chronically homeless individuals to housing and services using a standardized assessment tool. CES prioritizes individuals based on vulnerability and coordinates resources from agencies such as the Department of Mental Health, Department of Health Services, local housing authorities, and the Department of Veterans Affairs.

Emergency Assistance to Prevent Eviction (EAPE) – Provides financial assistance to CalWORKs Welfare-to-Work (WtW) families who are behind on rent or utility payments due to a financial crisis. The program helps prevent eviction and stabilize households at risk of homelessness.

First 5 LA Supportive Housing Program (First 5 LA) – Offers needs-based support to homeless or at-risk families with children from birth to age five, including families with past or current involvement with the Department of Children and Family Services. The program connects families to housing and supportive services.

Homeless Assistance (HA) – A CalWORKs program offering Temporary and Permanent Homeless Assistance. Temporary HA provides short-term shelter

payments for families while they search for permanent housing, while Permanent HA helps families secure long-term housing solutions.

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Moving Assistance (MA) – Helps CalWORKs Welfare-to-Work (WtW) families who are homeless or at risk of homelessness due to a financial crisis beyond their control. The program provides financial support to help families secure or maintain stable housing.

Redondo Beach Homeless Task Force – A City-led collaborative that develops policies, partnerships, and strategies to address homelessness locally. The task force works across departments and with regional partners to coordinate outreach, services, and housing resources.

Supportive Services for Veteran Families (SSVF) – A community-based program that rapidly re-houses homeless veteran households and prevents homelessness among veterans facing a housing crisis. SSVF focuses on short-term, targeted interventions that promote long-term housing stability.

Discussion

The City of Redondo Beach continues to make meaningful progress toward reducing, and ultimately ending, homelessness within the community. Building on these efforts, the City remains committed to prioritizing homelessness prevention, expanding access to supportive services, and ensuring that all residents have the opportunity to obtain safe, stable, and decent housing.

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

Introduction

Ensuring access to affordable, safe, and equitable housing remains a central priority for the City of Redondo Beach. As part of the Analysis of Impediments to Fair Housing Choice (AI), the City examined local housing conditions, market trends, and community feedback to identify the key factors that limit affordable housing opportunities for residents. This analysis, grounded in data and shaped by extensive community engagement, highlighted several contributing barriers that affect both the availability and accessibility of affordable housing in Redondo Beach. The following factors were identified as significant barriers to affordable housing:

- High cost of housing (rental and homeownership)
- Low support or assistance from financial institutions
- Lack of innovative programs to increase LMI homeownership
- High cost of development
- Substandard housing and overcrowding
- Lack of fair housing education and regulation
- Limited opportunities for affordable senior housing, including those entering the senior age group
- Lack of outreach regarding affordable housing opportunities
- Stigmas surrounding affordable housing development and unsheltered individuals

Thus, City staff identified the following goals and actions to address these factors:

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

The Community Development Department completed the 2021–2029 Housing Element, which was adopted by the City Council and certified by the State of California. The Housing Element identifies existing and planned housing opportunities to meet the City’s Regional Housing Needs Allocation (RHNA) and outlines strategies to expand housing options for residents across all income levels. As part of this effort, the City continues to monitor, facilitate, and support the development of new housing projects that contribute to RHNA compliance and advance local housing goals.

The Housing Element highlights several key projects that contribute to the City’s planned housing capacity:

- South Bay Galleria Project – A major redevelopment project entitled for 300 new residential units, including 30 units reserved for very low-income households. The project is expected to deliver a mix of housing types integrated into a larger commercial and community-serving redevelopment.
- Legado Mixed-Use Project – A mixed-use development consisting of 115 residential units and approximately 22,000 square feet of retail and restaurant space, contributing to both housing supply and economic vitality.
- Alcast Foundry Redevelopment – A project entitled for the construction of 36 new townhomes, replacing an underutilized industrial site with new residential opportunities.
- The Moonstone (Project Homekey) – A successful Homekey conversion that transformed a former motel into 20 units of permanent supportive housing, providing long-term stability for individuals experiencing homelessness.

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 City recognizes that public policies, such as land use controls, zoning ordinances, development fees, building codes, and other regulatory requirements, can unintentionally limit the production of affordable housing or increase development costs. To address these potential constraints, the City will continue implementing strategies outlined in the 2021–2029 Housing Element, which focuses on reducing regulatory barriers, encouraging a wider range of housing types, and supporting the development of affordable units across the community.

The 2021–2029 Housing Element defines 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.

Furthermore, the Housing Element identified potential ordinances and site strategies for zoning updates to promote the development of affordable housing:

- 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.
- 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.

The City also plans to update its Zoning Ordinance to implement the new General Plan. As part of the Zoning Ordinance update, the following ordinances will be addressed:

- AB 1763 – Density bonus for 100 percent affordable housing
- SB 1227 – Density bonus for student housing
- AB 2345 – Increase maximum allowable density
- SB 2, SB 745, and AB 2162 – Define transitional and supportive housing pursuant to California Government Code Sections 65582(f), (g), and (h); and permanent supportive housing up to 50 units are permitted by right where multi-family and mixed-use developments are permitted
- AB 139 – Amend zoning provisions for emergency shelters
- AB 101 – Establish provisions for Low Barrier Navigation Centers (LBNC)
- SB 35 – Establish a streamlined ministerial review process for multi-family residential projects
- Single Room Occupancy (SRO) Housing – Address the provisions of SRO units as a conditionally permitted use in the C-4 zone
- Definition of Family – Amend the Ordinance to remove the definition or adopt an inclusive definition that complies with State and Federal fair housing laws
- Parking Requirements – Address parking requirements and amend

parking burden on multi-family residential development

- Unlicensed Group Homes – Assess types of housing that may fall into this category and the provision of group homes that are not required to be licensed
- Conditional Use Permit – Raise threshold of administrative review and utilize a development review process that focuses on site plan and design reviews by the Planning Commissions for up to 15 units

Furthermore, the following updates have been made to the City's Zoning Ordinance to further support the development of affordable housing:

- Employee Housing – The City recognizes employee housing for six or fewer employees as a permitted residential use consistent with state law.
- Reasonable Accommodation – The City maintains a formal Reasonable Accommodation procedure to ensure equal access to housing for persons with disabilities.

Discussion

The City recognizes that governmental processes, regulations, and development standards greatly influence the cost and feasibility of producing affordable housing. To help mitigate potential constraints, the City will continue reviewing and refining residential development standards, zoning regulations, ordinances, and permitting procedures to ensure they do not create unnecessary barriers to housing production, particularly for developments serving low- and moderate-income households.

As part of this effort, the City will evaluate opportunities to streamline approval processes, reduce processing times, and improve coordination across departments involved in housing development. The City will also assess residential fees and consider adjustments or incentives that support the creation of affordable housing.

In addition, the City of Redondo Beach will continue collaborating with developers, regional partners, and community stakeholders to identify innovative approaches that expand housing opportunities while maintaining high standards for safety, design, and neighborhood compatibility.

AP-85 Other Actions – 91.220(k)

Introduction

The City recognizes that achieving the goals outlined in the Consolidated Plan requires targeted investments in housing and community development, but also sustained efforts to strengthen institutional capacity, foster coordination, reduce poverty, and address systemic barriers. This section outlines the additional actions the City will take during the FY 2026–2027 Action Plan Year to address these obstacles.

Actions planned to address obstacles to meeting underserved needs

The City of Redondo Beach recognizes that several population groups continue to face significant challenges related to income, housing stability, and access to supportive services. Based on community input and local data, the City identified the following underserved groups:

- Elderly households
- Persons with disabilities and developmental disabilities
- Large households
- Single-parent households
- Unsheltered individuals

To address the obstacles faced by these populations, the City will continue partnering with a range of public service agencies that provide both housing assistance and supportive services tailored to the needs of vulnerable residents.

The City plans to work with St. Paul’s Methodist Church – Project: NEEDS to provide hot meals and food pantry accessibility for individuals experiencing homelessness.

The City intends to fund Disability Community Resource Center to provide independent living skills, training, and referrals for housing.

The City will continue its partnership with 1736 Family Crisis Center to provide housing for victims of domestic violence and their children who are experiencing homelessness or at-risk of becoming homeless.

The City will collaborate with Harbor Interfaith Services to fund the Pallet Shelter Program, which provides temporary shelter for individuals experiencing homelessness.

Additionally, the City intends to work with Venice Family Clinic to provide services through their Behavioral Health Program to assist individuals with trauma and foster their well-being.

Finally, the City will continue to contract with the Housing Rights Center to provide fair housing education, outreach, and enforcement services. This partnership will help ensure that residents understand their rights, receive assistance with discrimination complaints, and have equitable access to housing opportunities.

Actions planned to foster and maintain affordable housing

The City of Redondo Beach is committed to preserving and expanding affordable housing opportunities for residents across all income levels. To support this goal, the City will continue funding the Mobility Access/Emergency Repair (MA/ER) Program, which provides grants of approximately \$7,500 for eligible homeowners to complete essential mobility access improvements or emergency repairs. These investments help maintain the long-term habitability of existing housing stock, particularly for seniors, persons with disabilities, and low-income households.

Through the Redondo Beach Housing Authority, the City will also continue administering Housing Choice Vouchers to assist low- and moderate-income households in securing safe, decent, and affordable housing. This program plays a critical role in preventing homelessness and supporting housing stability for vulnerable residents.

In addition, the City will monitor its residential sites inventory to ensure compliance with no-net-loss requirements and to preserve opportunities for

future housing development. The City will continue promoting the production of affordable housing by supporting appropriate zoning, encouraging mixed-income development, and collaborating with developers and regional partners to identify opportunities for new affordable units.

The City will also explore additional strategies, such as leveraging state and federal funding sources, supporting rehabilitation of older housing stock, and coordinating with nonprofit housing providers, to further strengthen the availability and long-term sustainability of affordable housing in Redondo Beach.

Actions planned to reduce lead-based paint hazards

The City of Redondo Beach remains committed to protecting residents, especially children, from the dangers of lead-based paint. In accordance with HUD's Lead-Safe Housing Rule (24 CFR 35), the City incorporates lead-hazard evaluation and mitigation into its Mobility Access/Emergency Repair (MA/ER) Program and will continue strengthening these practices throughout the 2026–2027 program year.

Before any work begins for eligible MA/ER applicants, the age of the home is reviewed to determine the likelihood of lead-based paint. When required, the City contracts certified Lead-Based Paint Inspectors and Risk Assessors to conduct inspections, perform risk assessments, and oversee the safe removal or abatement of lead-based paint hazards. All work is carried out in compliance with federal lead-safe work practices.

The MA/ER Program provides grants of approximately \$7,500 for mobility access improvements and emergency repairs. While these repairs typically involve minimal disturbance of painted surfaces, City staff ensures that all lead-based paint requirements are followed when determining the scope of work and during project implementation.

In addition to these efforts, the City will continue educating homeowners and contractors about lead-safe practices, reinforcing compliance with federal regulations, and promoting awareness of lead hazards in pre-1978 housing.

Actions planned to reduce the number of poverty-level families

The City of Redondo Beach will continue supporting efforts that help low-income households achieve greater economic stability and reduce the number of families living in poverty. The City continues to pursue its Mobility Access/Emergency Repair Program which provides essential home repairs and accessibility improvements for income-qualified residents, helping them maintain safe and stable housing.

Actions planned to develop institutional structure

The Community Services Department oversees and administers the City's CDBG program, but recognizes that effective housing and community development work relies on strong interdepartmental and interagency collaboration. To maximize impact and ensure coordinated service delivery, the Community Services Department will partner with the following City departments and community agencies:

- Community Development Department
- Public Works Department
- City Attorney's Office
- Redondo Beach Housing Authority
- Non-profit public service agencies
- Independent Contractors

Lastly, the following codes in the City's Zoning Ordinance will be reviewed and updated :

- AB 1763 – Density bonus for 100 percent affordable housing
- SB 1227 – Density bonus for student housing
- AB 2345 – Increase maximum allowable density
- SB 2, SB 745, and AB 2162 – Define transitional and supportive housing pursuant to California Government Code Sections 65582(f), (g), and (h); and permanent supportive housing up to 50 units are permitted by right where multi-family and mixed-use developments are permitted
- AB 139 – Amend zoning provisions for emergency shelters

- AB 101 – Establish provisions for Low Barrier Navigation Centers (LBNC)
- SB 35 – Establish a streamlined ministerial review process for multi-family residential projects
- Single Room Occupancy (SRO) Housing – Address the provisions of SRO units as a conditionally permitted use in the C-4 zone
- Employee Housing – Address the provision of employee housing for six or fewer employees as a regular residential use
- Reasonable Accommodation – Provide formal process for providing reasonable accommodation to persons with disabilities
- Definition of Family – Amend the Ordinance to remove the definition or adopt an inclusive definition that complies with State and Federal fair housing laws
- Parking Requirements – Address parking requirements and amend parking burden on multi-family residential development
- Unlicensed Group Homes – Assess types of housing that may fall into this category and the provision of group homes that are not required to be licensed
- Conditional Use Permit – Raise threshold of administrative review and utilize a development review process that focuses on site plan and design reviews by the Planning Commissions for up to 15 units

Overall, the City of Redondo Beach is prepared to address and develop an institutional structure to promote the development of affordable housing.

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

The City of Redondo Beach will continue strengthening collaboration among public agencies, nonprofit organizations, and housing providers to improve service delivery and expand housing opportunities for residents. Through the City's Enhanced Response to Homelessness Program, the City established a Homeless Court to help individuals experiencing homelessness resolve eligible court cases in a supportive setting. This model reduces transportation barriers for defendants and connects participants to services offered by PATH and Harbor Interfaith Services. When appropriate, cases may be diverted or dismissed upon successful engagement in services. The Program also provides

access to bridge housing through the Pallet Shelter Program, ensuring individuals have a safe place to stay while working toward long-term stability.

The City will continue coordinating closely with regional social service agencies, public safety departments, and mental health providers to ensure individuals receive specialized resources tailored to their needs. This includes strengthening referral pathways, improving communication between partners, and supporting multidisciplinary outreach efforts.

To expand affordable housing opportunities, the City plans to work with affordable housing developers to acquire property and develop new units for low- and moderate-income households and residents with special needs. This includes advancing projects such as the planned South Bay Galleria redevelopment, which is expected to incorporate affordable housing components.

Additionally, the City intends to continue their collaboration with the Housing Rights Center to provide fair housing education, outreach, and enforcement services in Program Year 2026-2027. This partnership helps ensure that residents understand their rights under fair housing laws and that reported cases of discrimination are properly investigated and addressed.

Discussion

The City of Redondo Beach remains committed to maintaining strong partnerships and cultivating new collaborations that enhance its ability to leverage federal resources effectively. By aligning local priorities with community needs, the City has identified clear goals and strategically allocated federal funds to support impactful housing and community development programs. Through continued coordination with local agencies, service providers, and regional partners, the City looks forward to expanding its capacity to serve residents and improving outcomes for households across Redondo Beach. Ultimately, the City remains dedicated to fostering an inclusive, supportive community and ensuring that all residents have access to the services and opportunities they need to thrive.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG) **Reference 24 CFR 91.220(I)(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
 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
 3. The amount of surplus funds from urban renewal settlements
 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.
 5. The amount of income from float-funded activities
- Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities
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.