



**CITY OF REDONDO BEACH
ANNUAL ACTION PLAN
FY 2025-2026**



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Expected Resources

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

Introduction

The City of Redondo Beach is a recipient of federal grants administered by the U.S. Department of Housing and Urban Development (HUD). In order to receive and implement these funds, the City is required to prepare and submit an application in the form of the 2025-20230 Consolidated Plan (ConPlan) and Fiscal Year (FY) 2025-2026 Annual Action Plan. The ConPlan outlines the City's goals, priorities, and strategies to provide services for low- and moderate-income residents while the Annual Action Plan provides detailed information on the total grant amount to be received and how much the City will expend.

Through extensive community outreach and intrinsic data collected, the City has identified the following goals for the next five years:

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 FY 2025-2026, the City will receive \$295,609 in Community Development Block Grant (CDBG) funds. The FY 2025-2026 Annual Action Plan represents the first of five program years covered by the City's 2025-2030 ConPlan. Lastly, the City 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	\$295,609	\$0	\$20,000	\$315,609	\$1,182,436	Based on HUD 2025-2026 allocation and projection throughout the Consolidated Plan period

Table 1 – 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 \$295,609 in CDBG funds. The City will utilize CDBG funds as well as local funds to maximize the impact of the City's CDBG-funded programs. The City does not receive HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), or Housing Opportunities for Persons With AIDS (HOPWA) funds and does not report on these grants. The City will not be obliged to meet HUD's matching requirements.

State Funds

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

Regardless of total funding, the City will continue to locate funding from local, state, federal, and private sources 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

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

Discussion

The City will be receiving \$295,609 in CDBG funds. Although the City does not receive HOME, ESG, or HOPWA funds, the City will continue to leverage General Funds to fully maximize impacts of community-based programs. Such programs include temporary housing and case management for unsheltered individuals.

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	\$152,147	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	\$44,341	Public service activities other than Low/Moderate Income Housing Benefit: 221 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	\$59,121	Other: 1 other
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Table 2 – 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 2025-2026, the City of Redondo Beach will utilize CDBG funds to address its priority housing and community needs by undertaking the activities listed below. These activities are consistent with the needs and goals identified in the 2025-2030 Consolidated Plan. The Project Information Table provides a brief description and proposed funding for each funded activity.

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 3 – Project Information

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

The City has allocated CDBG funds to prioritize the special needs population as they are more likely to become homeless due to limited income and other issues that require supportive services. Obstacles include the ever-increasing need for additional funding to provide quality service and the public service cap of 15 percent of the total entitlement grant. Although these obstacles exist, the City coordinates with its partners to ensure goals are established in correspondence to the grant funded amount while taking into consideration the current economy.

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	Provide \$7,500 grants to homeowners through the Mobility Access/Emergency Repair Program
	Target Date	6/30/2026
	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	\$152,147
	Description	Provide community/public facility improvements
	Target Date	6/30/2026

	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	\$47,121
	Description	Administration of CDBG Program
	Target Date	6/30/26
	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	\$10,864
	Description	Provides two programs to assist unsheltered individuals: 1) Tuesday hot meals; 2) Food Pantry twice a week
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	90 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	\$7,538
	Description	Provide training and support to low-income senior residents and persons with disabilities to promote capability for independent living

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	8 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	\$10,864
	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	90 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	\$7,537
	Description	Provide temporary housing for individuals experiencing homelessness and case management support through the Pallet Shelter Program
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	8 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	\$7,538

	Description	Assist individuals cope 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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	25 individuals
	Location Description	2114 Artesia Blvd., Suite 111, Redondo Beach, CA 90278
	Planned Activities	Assist individuals cope 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/flyering
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	100 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/flyering

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 identified as an Exception Grantee, where the City did not have racially or ethnically concentrated areas of poverty (R/ECAP). During the first year of the 2020-2025 ConPlan, the City identified the exception threshold of 33.33 percent. This percentage identified the minimum percentage of low- and moderate-income residents must reside in the serviced area to have an eligible area-benefited activity with CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Because the City was identified as an Exception Grantee, the City will not target select census tracts or neighborhoods for CDBG programming. Instead, the City will allocate CDBG funds throughout Redondo Beach and ensure each activity service eligible low- and moderate-income residents.

Discussion

The City of Redondo Beach does not plan to target specific neighborhoods or census tracts for CDBG activities but will provide CDBG programming for all residents throughout the city. Instead, the use of CDBG funds has been prioritized based on needs identified through community outreach and data analysis completed for the 2025-2030 Consolidated Plan. The City will ensure all CDBG funds are spent in compliance with HUD regulations and dedicated for low- and moderate-income residents in Redondo Beach.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Redondo Beach faces barriers to affordable housing similarly to surrounding jurisdictions within Los Angeles County. According to the City's adopted Analysis of Impediments to Fair Housing Choice (AI), the priorities to affordable housing are listed below:

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

For FY 2025-2026, the City will address affordable housing with the following goals to implement the AI:

One Year Goals for the Number of Households to be Supported	
Homeless	188
Non-Homeless	125
Special-Needs	8
Total	321

Table 5 – One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	598
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	604

Table 6 – One Year Goals for Affordable Housing by Support Type

Discussion

The City will assist households, in correlation with the AI and ConPlan, with CDBG funds. For the number of households to be supported, the City will partner with Project: NEEDs, 1736 Family Crisis Center and Harbor Interfaith Services to provide assistance for individuals experiencing homelessness. For non-homeless households, the City will collaborate with Venice Family Clinic to provide services. Lastly, for special-needs households, the City will partner with Disability Community Resource Center to support seniors and individuals with disabilities.

For the number of households to be supported through support type, the City will work with the Redondo Beach Housing Authority to assist 598 households through rental assistance and assist 5 households through rehabilitation of the existing unit through the MA/ER Program.

Although the City of Redondo Beach will not produce new housing units or acquire existing units, the City prioritizes and aims to support households in obtaining affordable housing by preserving the current housing stock, providing rental assistance, and partnering with public service agencies who 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 for residents. Based on the certifications submitted and 24 CFR 984.105(c)(1)(ii), HUD has granted the Housing Authority a full exception to maintain a Family Self-Sufficiency (FSS) Program. Per 24 CFR 984.105(e), the Housing Authority will continue to uphold its exception for five years, until February 7, 2028. However, the Housing Authority will continue to operate the FSS program until the two remaining families have completed the requirements and fulfilled the obligations under the Contract of Participation (CoP).

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

The Housing Authority is designated as a High-Performer and not designated as a troubled agency.

Discussion

The Redondo Beach Housing Authority is designated as a High Performer Public Housing Authority and scored 96 percent for SEMAP. The Housing Authority provides support to 598 households through Housing Choice Vouchers and will continue to support residents in search of 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 order to combat homelessness, the City launched its Enhanced Response to Homelessness Program in June 2019 to conduct outreach and partner with individuals for case managers to provide needed services to unsheltered individuals. In 2024, the City achieved “functional zero”, where more individuals were placed in housing than became homeless during the first six months of the respective year.

In order to continue the City’s response to homelessness, staff ensured outreach in order to build trust with unsheltered individuals for case managers to provide vital services. Then, the City developed their first outdoor Homeless Court in Los Angeles County, where they work with the justice system to provide needed services to unhoused individuals and enable them to obtain permanent housing in an efficient manner.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The City is partnering with various departments, such as Community Services and City Attorney’s Office, to reduce and ultimately end homelessness for all individuals residing in Redondo Beach.

With CDBG funds, the City aims to provide hot meals and food pantry services to 90 individuals experiencing homelessness through collaboration with

Project: NEEDs. The City will partner with 1726 Family Crisis Center to provide shelter and case management to 90 victims of domestic violence and their children. The City will also work with Harbor Interfaith Services to provide temporary shelter and case management to 8 individuals experiencing homelessness through the Pallet Shelter Program.

The City understands homelessness not only affects the experiencing individuals but also the community as a whole. Thus, the City partnered with Century Housing, an affordable housing developer, for the development of Moonstone and leveraged General Funds and local county funds. This project converted 20 units at the Pacific Inn Motel into permanent supportive housing. The City plans on utilizing Moonstone for individuals who are transitioning out of the Pallet Shelter Program.

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

Through the Enhanced Response to Homelessness Program, the City Council passed a policy to proactively address homelessness, which includes partnerships with PATH, HIS, and the Department of Mental Health. These organizations work with the Redondo Beach Police Department and other city departments to provide outreach and needed services to unhoused individuals. The City conducted outreach to better understand the community and how to provide efficient services. Through the outreach, the City identified three overarching categories of homeless:

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

Additionally, the Los Angeles Continuum of Care (CoC) coordinates the Greater Los Angeles Homeless Count, a homeless count, as well as a Shelter/Housing Inventory Count (HIC). The Point-In-Time (PIT) count is a snapshot of the number of people experiencing homelessness on a single night and conducted by local agencies across the U.S. to gather data on unhoused individuals and inform policy decisions regarding housing and supportive services. Los Angeles Housing Service Authority (LAHSA) is the Los Angeles CoC and conducted the

2024 PIT Count during the week of January 22, 2024. The PIT Count registered a total of 20 individuals who are sheltered in temporary shelters, while 18 individuals are unsheltered and not in a dwelling. Additionally, 14 individuals were living in cars, 26 in vans, 7 in RVs, and 7 in tents.

The City will continue recommending individuals experiencing homelessness to utilize LA-HOP, an online tool used to identify what appropriate services are available. 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 unhoused individuals.

Lastly, the City will continue their partnership with PATH, Harbor Interfaith Services, 1726 Family Crisis Center, Project: NEEDs, City Police Department, city Planning Department, and the Department of Mental Health to continue providing outreach and services to those experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City aims to provide a variety of homeless housing facilities and services to assist the different needs of 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Coordinated Entry System (CES) – The CES is a framework that unites regional providers working collaboratively to house chronically homeless individuals. Using a common assessment tool, individuals are prioritized into the most appropriate housing based on their needs. The CES also coordinates county

and federal resources from agencies such as the Department of Mental Health, the Department of Health Services, housing authorities, and the Department of Veterans Affairs.

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

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

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

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

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

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

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

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

Discussion

The City of Redondo Beach has made great strides in reducing and ultimately ending homelessness in the community. The City will continue to prioritize addressing homelessness and providing decent housing for all.

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

Introduction

Through the Analysis of Impediments to Fair Housing Choice (AI), the City identified the following contributing factors to affordable housing based on community engagement and data analysis:

- 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

Additionally, the Community Development Department created the 2021-2029 Housing Element. The Housing Element was adopted by City Council and identified current and planned housing developments to meet the State of California's Regional Housing Needs Allocation (RHNA). The following projects were listed:

- 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 saw the conversion of a motel to 20 units of permanent supportive housing.

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 defined 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.

The Housing Element also 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 will also be updating 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
- 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

Discussion

The City plans to mitigate any potential governmental constraints as it relates to housing production and affordability by reviewing and adjusting appropriate residential development standards, regulations, ordinances, processing procedures and residential fees, particularly for developments for low- and moderate-income residents.

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Through the 5-Year Consolidated Planning process, the City identified the following groups who often face challenges with income and housing:

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

In order to address obstacles to meeting underserved needs, the City will partner with a variety of public service agencies that aid with both housing and supportive services.

The City plans to work with St. Paul's Methodist Church – Project: NEEDs to provide hot meals and food pantry 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 their partnership with 1736 Family Crisis Center to provide housing for victims of domestic violence and their children that 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.

Lastly, 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 wellbeing.

Actions planned to foster and maintain affordable housing

The City intends to foster and maintain affordable housing for residents in Redondo Beach by funding the Mobility Access/Emergency Repair (MA/ER) Program. This Program provides a \$7,500 grant to eligible homeowners for mobility access or emergency repairs. Through the Redondo Beach Housing Authority, the City will continue providing Housing Choice Vouchers to prevent homelessness and provide affordable housing for low- and moderate-income households. Lastly, the City will monitor these residential sites inventory to ensure there is no net loss in housing units and continue promoting the development of affordable housing.

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 starts for eligible MA/ER Program applicants, the age of the house will be reviewed to accurately assess the presence of lead-based paint. The City will contract certified Lead-Based Paint Inspectors and/or Risk Assessors to test for lead-based paint, to perform risk assessments on lead-based paint positive houses, and to remove and/or abate lead-based paint. The MA/ER Program provides grants up to \$7,500 for mobility access and emergency repairs, in which impacts of lead-based paint are minimal. 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

The Housing Authority will continue to operate its Family Self-Sufficiency Program for the remaining two families until they have completed the requirements and fulfilled all of their obligations under the Contract of Participation (CoP).

Actions planned to develop institutional structure

The Community Services Department is responsible for direct oversight and administration of CDBG funds but also understands the importance of partnership to carry out housing and community development programs.

Thus, the Community Services Department will partner with the following departments and agencies:

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

Lastly, the City will review and implement changes to the Zoning Ordinance for the following codes:

- 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

In all, 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

Through the City's Enhanced Response to Homelessness Program, the City created the Homeless Court. This provides a venue for addressing court cases related to those experiencing homelessness and to reduce the burden of transportation access to defendants. This Program also provides access to services from PATH and Harbor Interfaith Services, in which cases may be diverted or dismissed should the defendant participate. It also provides access to bridge housing through the Pallet Shelter Program. The City coordinates with various social service agencies as well as public agencies to ensure individuals receive specialized resources and assistance.

The City plans to work with affordable housing developers to acquire property and develop affordable housing for low- and moderate-income residents and the special needs population, such as the planned South Bay Galleria Project.

Lastly, the City plans to sign a contract with the Housing Rights Center to educate the public about fair housing laws and to investigate reported cases of housing discrimination.

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 is excited to continue serving all residents of Redondo Beach.

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.

Appendix – Alternate/Local Data Sources

1	Data Source Name Community Needs Survey
	List the name of the organization or individual who originated the data set. City of Redondo Beach
	Provide a brief summary of the data set. A community and stakeholder survey were designed to receive feedback on various needs for community programs and facilities, quality of life improvements, homelessness needs, housing discrimination, and barriers to housing access. The Survey was made available in both English and Spanish. The City received a total of 122 responses.
	What was the purpose for developing this data set? The purpose of the survey was to help the City prepare its 5-Year Consolidated Plan and provide opportunity for community input to assist the City in setting its future goals and programs to better serve the community.
	Provide the year (and optionally month, or month and day) for when the data was collected. June 3, 2024, through November 6, 2024
	Briefly describe the methodology for the data collection. A total of 11 questions were asked to determine participants’ priority of needs for the City. The Survey was made available from June 3, 2024 to September 3, 2024. Information about the Survey was disseminated on the City’s dedicated CDBG webpage, and at seven (7) City facilities throughout Redondo Beach. Staff also engaged respondents through City social media pages, such as Instagram and Facebook.
	Describe the total population from which the sample was taken. A total of 122 respondents participated in the survey. The City received 0 responses in Spanish, and 122 responses in English.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. A total of 122 respondents participated in the survey. 98% of respondents predominantly spoke English at home. 50% were homeowners in Redondo Beach. 53% live and/or worked in Redondo Beach for over 10 years. Majority of respondents did not believe Redondo Beach was vulnerable to natural disasters and/or flooding. 36% of respondents specified areas that are vulnerable to natural disasters.

2	Data Source Name Administrative Data Sets
	List the name of the organization or individual who originated the data set. City of Redondo Beach
	Provide a brief summary of the data set. <p>The data set examine demographics, housing, economy, public policies, community needs, and special population to help identify and address the housing and community development needs.</p> <p>Decennial Census 2000, 2010, and 2020, U.S. Census Bureau.</p> <p>American Community Survey (ACS) 2016–2020 5–Year Estimates and 2022 1–Year Estimates</p> <p>U.S. Department of Housing and Urban Development (HUD)</p> <p>Point-in-Time Count 2023, Los Angeles Homeless Services Authority (LAHSA).</p> <p>Community Reinvestment Act (CRA) Rating Search, Federal Financial Institutions Examinations Council (FFIEC)</p> <p>Comprehensive Housing Affordability Strategy (CHAS) 2016–2020 5–Year Estimates.</p> <p>Brown University (Diversity and Disparities: Residential Segregation)</p> <p>Home Mortgage Disclosure Act (HMDA) Data Browser 2022, Federal Financial Institutions Examination Council (FFIEC).</p> <p>Uniform Crime Reporting (UCR) Program 2019, Federal Bureau of Investigation (FBI).</p> <p>City of Redondo Beach:</p> <ul style="list-style-type: none"> -Proposed Five–Year Capital Improvement Program 2024–2029 -Local Hazard Mitigation Plan 2020 -Community and Stakeholder Surveys -Community meetings -Stakeholder Interviews -Redondo Beach Housing Authority
	What was the purpose for developing this data set? <p>The purpose of developing this data set is to support the City of Redondo Beach’s commitment to meeting the housing and community's needs, while also adhering to state, federal and local jurisdiction laws.</p>

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