

CITY OF REDONDO BEACH

2020-2021 ANNUAL ACTION PLAN

DRAFT MARCH 30, 2020

Annual Action Plan

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

Introduction

The City of Redondo Beach, as an entitlement jurisdiction, receives CDBG and HOME funds annually from HUD. As part of the HUD's planning process, the City is required to complete a ConPlan report every five. The ConPlan identifies the City's housing and community development needs, community services priorities, goals, and strategies and to stipulate how funds will be allocated to housing and community development activities over the next five-year period. The ConPlan also includes year one's Annual Action Plan (AAP). The City prepares the AP consistent with the priority needs and goals outlined in the ConPlan. The City and its social service partners work together to meet and exceed the project activity outcomes anticipated in the AAP.

The AP details the annual activities the City will undertake to address and or accomplish the City's priority needs and goals using CDBG and other housing funds received during program year 2020-2021. The City in 2020 will receive \$286,252 in CDBG funds.

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	Housing and Homeless Programs, Public Services, Public Facilities, Public Improvements, Economic Development, Planning & Administration	\$286,252	\$0	\$0	\$286,252	\$1,113,748	Over a 5-year period the City anticipates \$1,400,000 In Year 1, the City was allocated \$286,252 in CDBG entitlement funds. Any carry-over funds will be allocated to public improvements

Table 53 - 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

CDBG funds are often coupled with local funds and private funding from nonprofits to generate a sufficient budget for a project to move forward. All sources and types of funds are more limited now due to the current economic climate, along with the demise of statewide redevelopment tax-increment funds and housing set-aside funds. However, as in the past, the City will be as creative as possible to find other sources of funding from local, state, federal, and private sources in order to develop and deliver efficient and cost-effective projects.

CDBG 2020/2021 funds will be leveraged with local sources to stretch the effectiveness of each activity. Agencies receiving CDBG funds will leverage them with funding from the County, State, and/or local foundations and private fundraising activities.

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 has no publicly owned land or property located in the jurisdiction that may be used to address needs identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Priority is assigned and based on the level of need that is demonstrated by the data collected and community outreach activities during the preparation of the plan, specifically in the Needs Assessment and Market Analysis sections. Priority needs and goals include:

CONSOLIDATED PLAN PRIORITY NEEDS:

- Preserve and improve existing housing stock
- Create new affordable housing
- Provide rental assistance
- Equal access to housing
- Homeless housing and supportive services
- Assist special needs residents
- Health and dental services for LMI youth and families
- Public improvements to services and facilities
- Expand economic opportunities for residents and businesses

CONSOLIDATED PLAN GOALS:

- Support the development of decent housing
- Expand affordable housing opportunities
- Create sustainable neighborhoods
- Provide vital public services
- Create economic opportunities
- Planning and administration

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	2020	2025	Fair Housing	Citywide	Preserve and Improve Existing Housing Stock	CDBG: \$60,000	5: owner-occupied units rehabilitated
2	Expand affordable housing opportunities	2020	2025	Affordable Housing	Citywide	Preserve and Improve Affordable Housing Stock	CDBG: \$0	X: units improved
3	Create sustainable neighborhoods	2020	2025	Non-Housing Community Development	Citywide	Increase sustainability within the City	CDBG: \$150,000	300: Persons Assisted. Public facilities activities other than LMI housing activities
4	Provide vital public services	2020	2025	Non-Housing Community Developments	Citywide	Public improvements to services and facilities	CDBG: \$35,000	1: Persons assisted other than LMI housing activities 10: Households assisted with fair housing services
5	Create economic opportunities	2020	2025	Economic Developments	Citywide	Create Economic Opportunities	CDBG: \$0	
6	Planning and administration	2020	2025	Administration	Citywide	Plan Oversight	CDBG: \$42,000	Assist City and grantees with program administration
Total							\$287,000	

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Support the development of decent housing
	Goal Description	Promote projects and programs that maintain, rehab and modernize the City's existing housing stock. Provide local agency resources and support activities including codes enforcement, rental and or owner-occupied housing rehab, senior housing improvements, home improvement programs, façade programs, and assistance for special needs populations.
2	Goal Name	Expand affordable housing opportunities
	Goal Description	Increase affordable housing through new residential unit development, streamlined affordable housing development process, land use regulation amendments designed to be flexible and inclusionary of diverse income levels, mixed use development, increased senior living opportunities, and rehab vacant properties.
3	Goal Name	Create sustainable neighborhoods
	Goal Description	Promote neighborhood programs and project work developed to increase security, increase the quality of life for seniors and children, provide solutions for homelessness, clean-up activities, green public spaces, repair city streets, sidewalks, curbing, and other public recreation, park and infrastructure improvements.
4	Goal Name	Provide vital public services
	Goal Description	Support vital local and regional public and non-for profit social services that provide solutions and prevention programs for homelessness, nutrition and food bank services, family and financial counseling, utility subsidies, wrap-around or after-placement services, new homeowner or renter services, programs that provide subsidies for low-income families programs for at-risk youth and other children and family preservation programs and services.
5	Goal Name	Create economic opportunities
	Goal Description	Provide support and available resources for activities that create viable businesses and or expand business opportunities including programs that provide commercial façade rehab, convenient public transportation, workforce training and career development.
6	Goal Name	Planning and administration
	Goal Description	Redondo Beach will continue to provide planning and administration services required to manage and operate the City's CDBG and HOME programs. Such funds will assist in managing community development, housing, and economic development programs. Funds will also be used for other planning initiatives such as: strategies to further fair housing, reduce homelessness, and create solutions to increase affordable housing.

Table – 55 Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

In FY 2020-2021, the City will use Federal funds to address its priority housing and community development needs by undertaking the activities listed below. These activities are consistent with the needs identified in the ConPlan and are further described, including a brief description and proposed funding in the Project Summary table.

Projects

#	Project Name	Allocation
1	Housing Improvement Program	\$60,000
2	Public Improvements	\$126,065
3	Planning & Administration	\$47,250
4	1736 Family Crisis Center	\$12,937
5	Fair Housing	\$10,000
6	Redondo Beach Salvation Army Meals Program	\$8,000
7	South Bay Family Health Care Center	\$10,000
8	St. Paul's United Methodist Church – Project: NEEDS	\$6,000
9	Independent Living Services (ILS) Program	\$6,000
		\$286,252

Table 56 – Project Information

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

The City recognizes that special needs populations are more likely to become homeless because they are on limited incomes and have other issues which require housing and supportive services, therefore, the City considers supportive services and housing a high priority. The City intends to fund six social services to assist in helping special needs populations. Additionally, the following organizations assist and 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 - the lead homelessness collaborative in the Los Angeles CoC, located in SPA 8, provides referral and guides to an extensive range of homeless and related service programs in the area.
- Coordinated Entry System (CES) – The CES is a framework that unites regional providers working collaboratively to house chronically homeless individuals. Using a common assessment tool, individuals are prioritized into the most appropriate housing based on their needs. The CES also coordinates county and federal resources from agencies such as the Department of Mental Health, the Department of Health Services, housing authorities, and the Department of Veterans Affairs.
- Homeless Family Solutions System – This program is a network of family homeless service providers who address the needs of homeless families or those at imminent risk of losing their housing. It works

cooperatively with system partners to help families complete housing and service plans.

- First 5 LA Supportive Housing Program (First 5 LA) – This program is a needs-based assistance program aimed at serving homeless or at-risk families with children from birth to age 5, some with current or past involvement with the Department of Children and Family Services.
- Supportive Services for Veteran Families (SSVF) – This program is a community-based, competitive grant program that rapidly re-houses homeless veteran families and prevents homelessness for those at imminent risk due to a housing crisis. The program's objective is to achieve housing stability through a short-term, focused intervention.
- HUD-VASH Vouchers (VASH) – The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).
- Unaccompanied Youth – There are several programs to serve this target group, including 1736 Emergency Youth Shelter, Hathaway-Sycamore: Independent Living Program, Divinity Prophet: Independent Living Program, and Richstone: THP and Transitional Living.
- Moving Assistance (MA) – The MA Program helps CalWORKS Welfare-to-Work (WtW) families who are homeless or at risk of becoming homeless due to a financial crisis resulting from circumstances out of the family's control.
- Emergency Assistance to Prevent Eviction (EAPE) – The EAPE Program helps CalWORKS Welfare-to-Work (WtW) families who are behind in rent and/or utility bills due to a financial crisis which could lead to an eviction and homelessness.
- Homeless Assistance (HA) – The CalWORKS HA Program provides Temporary HA and Permanent HA. Temporary HA provides temporary shelter payments to homeless families while they are looking for permanent housing.

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	Preserve and improve existing housing stock
	Funding	CDBG: \$60,000
	Description	Provide grants to homeowners for mobility access and emergency repairs
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 units, eligible LMI homeowners
	Location Description	Homes of income eligible applicant's citywide.
	Planned Activities	Provide grants to homeowners for mobility access and emergency repairs
2	Project Name	Public Improvements
	Target Area	CDBG eligible Census Tract and Block Group
	Goals Supported	Create sustainable neighborhoods
	Needs Addressed	Public Improvements to Services and Facilities
	Funding	CDBG: \$126,065
	Description	Install new ADA accessibility ramps
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 Public Improvements
	Location Description	Eligible Census Tract and Block Groups
	Planned Activities	Install new accessibility ramps
3	Project Name	Planning & Administration
	Target Area	Citywide
	Goals Supported	Planning and administration
	Needs Addressed	Planning and administration
	Funding	CDBG: \$47,250
	Description	Administration of CDBG Programs
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	1922 Artesia Blvd. Redondo Beach, CA 90278
	Planned Activities	Administration of CDBG Programs
4	Project Name	1736 Family Crisis Center
	Target Area	Citywide

	Goals Supported	Provide vital public services
	Needs Addressed	Homeless housing and supportive services
	Funding	CDBG: \$12,934
	Description	Provide counseling for Redondo Beach residents who may be in jeopardy of becoming homeless due to domestic violence.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	150 Residents
	Location Description	2116 Arlington Ave. Suite 200 Los Angeles, CA 90018
	Planned Activities	Provide counseling for Redondo Beach residents who may be in jeopardy of becoming homeless due to domestic violence.
5	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Create sustainable neighborhoods
	Needs Addressed	Equal access to housing
	Funding	CDBG: \$10,000
	Description	Tenant-landlord counseling and investigation of discriminatory housing complaints
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 families
	Location Description	3255 Wilshire Blvd. Los Angeles CA 90016
	Planned Activities	Provide Fair Housing Services to the City
6	Project Name	Redondo Beach Salvation Army Meals Program
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Assist special needs residents
	Funding	CDBG: \$8,000
	Description	Provide home delivered meals to seniors.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	245 individuals
	Location Description	125 W. Beryl St. Redondo Beach, CA 90277
	Planned Activities	Provide home delivered meals to seniors.
7	Project Name	South Bay Family Health Care Center
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Health & Dental Services for LMI youth and families
	Funding	CDBG: \$10,000

	Description	Dental Services for homeless, low to moderate individuals, youth, and families
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	135 individuals
	Location Description	23430 Hawthorne Blvd. Torrance CA 90505
	Planned Activities	Dental Services for homeless, low to moderate individuals, youth, and families
8	Project Name	St. Paul's United Methodist Church - Project: NEEDS
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$6,000
	Description	Provides two programs to assist homeless: 1) Tuesday meals 2) Food Pantry
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	300 individuals
	Location Description	2600 Nelson Redondo Beach CA 90278
	Planned Activities	Provides two programs to assist homeless: 1) Tuesday meals 2) Food Pantry
9	Project Name	Independent Living Services (ILS) Program
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Assist special needs residents Equal access to housing
	Funding	CDBG: \$6,000
	Description	Training and support for senior citizens and disabled individuals to promote capability for independent living.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 households
	Location Description	12901 Venice Blvd. Los Angeles, CA 90066
	Planned Activities	Training and support for senior citizens and disabled individuals to promote capability for independent living.

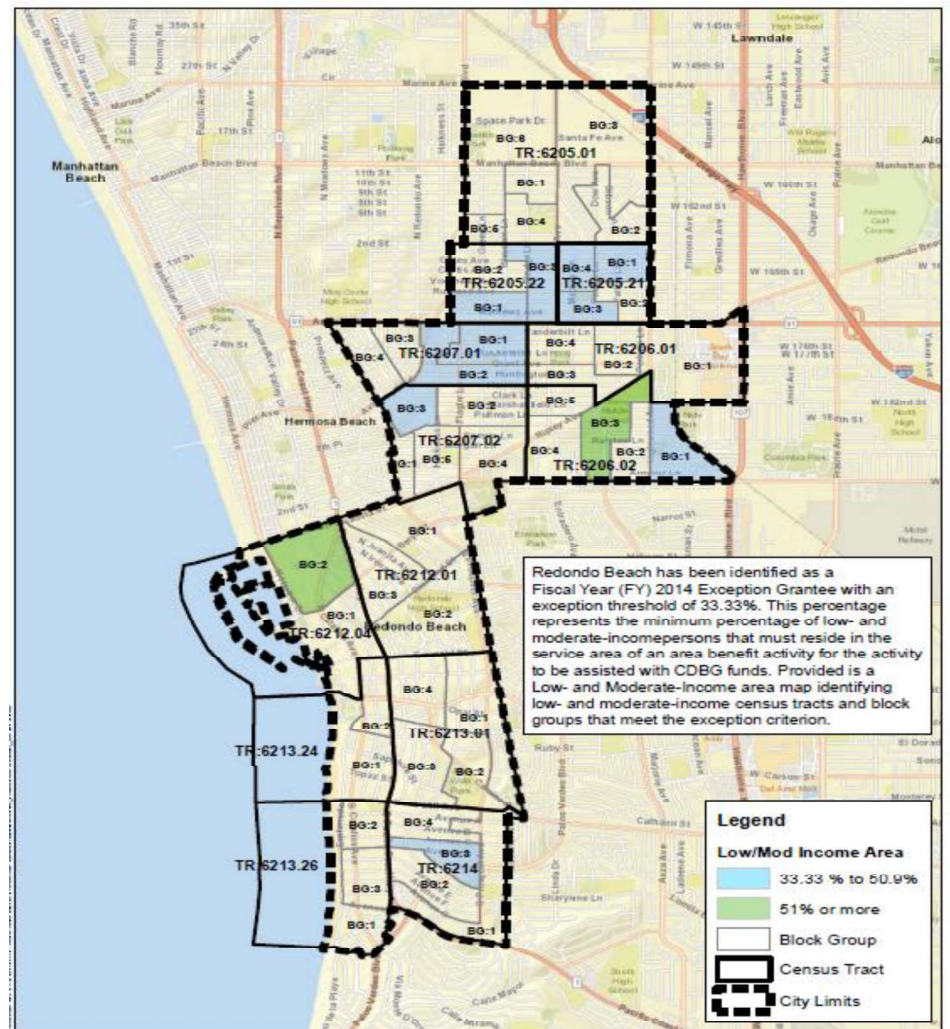
Table 57 - Projects

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

HUD permits an exception to the Low-Mod Income (LMI) area benefit requirement that an area contain 51% LMI residents. This exception applies to entitlement communities that have few, if any, areas within their jurisdiction with 51% or more LMI residents. This exception is referred to as the “exception criteria” or the “upper quartile.”

Redondo Beach, in 2014, was identified as an Exception Grantee. The first year of the 2020-2025 ConPlan the City will utilize an exception threshold of 33.33%. This percentage represents the minimum percentage of low- and moderate-income persons that must reside in the service area of an area benefit activity for the activity to be assisted with CDBG funds. Provided below is Low- and Moderate-Income area map identifying low- and moderate-income census tracts and block groups that meet the exception criterion.



Michael Baker
INTERNATIONAL



0 0.3 0.6
Miles

Source: HUD Open Data 2010, US Census Block Group and Tract data, LA County GIS data, Carl StreetMap

CITY OF REDONDO BEACH
Areas of Low and Moderate Income Concentration

Figure

Geographic Distribution

Target Area	Percentage of Funds
Citywide	56%
CDBG eligible Census Tract and Block Group	44%

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City will allocate housing resources citywide and does not plan to target select neighborhoods or geographic areas.

Discussion

As noted previously, the City does not allocate funds on a geographic basis, instead, funds are allocated to organizations that provide low-income households with housing and supportive services. On an annual basis, the City prioritizes the use of its CDBG funding for housing and community development activities, including preservation and conservation of affordable housing and activities that serve low- and moderate-income households and programs to address homelessness.

Public improvements and public facilities are qualified as benefitting low- and moderate-income persons. Activities identified under the public services category and targeted to special needs populations are offered on a citywide basis and/or where resources can be coordinated with existing facilities or services.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As stated, there are limited opportunities and funding available to provide affordable housing opportunities. The City will attempt to seek new development partnerships for affordable housing in the upcoming year. During FY 2020-2021 the City has addressed affordable housing with the following goals:

One Year Goals for the Number of Households to be Supported	
Homeless	450
Non-Homeless	50
Special-Needs	400
Total	600

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	550
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	555

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's strategies related to CDBG-funded affordable housing efforts relate to maintaining the affordable housing stock through the Housing Improvements Program, providing rental assistance programs like the Section 8 Housing Choice Voucher, and assisting with homelessness prevention by funding public service agencies such as St. Paul's United Methodist Church that, on a weekly basis, feeds the homeless or at risk for homelessness and 1736 Family Crisis Center that provides counseling services for those suffering from domestic violence and are at risk of homelessness.

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

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

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

The Redondo Beach Housing Authority (Housing Authority) offers the Family Self-Sufficiency program (FSS) to assist residents toward greater independence and homeownership opportunities. The FSS Program encourages and assists clients in increasing their earned income, thereby increasing their ability to become economically self-sufficient. Resources offered through the FSS Program include job training and searching assistance, financial counseling, credit repair, and regular one-on-one or group support. The main incentive offered to all clients is the ability to build savings during participation in FSS program. Participants also have a number of personal incentives for involvement, including structured goal planning, greater opportunity to increase their standard of living, an enhanced support system and increased self-esteem. FSS currently serves 16 low-income residents and plans to serve 25 residents in the 2020-2021 planning period.

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

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

Discussion

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

Introduction

The City recognizes the importance of assisting the homeless and near homeless with a CoC approach that not only addresses a homeless person's immediate shelter needs, but also provides transitional housing, support services, and employment opportunities to break the cycle of homelessness. To a significant extent, the City collaborates and relies on its nonprofit partners to reach out to homeless persons (especially unsheltered persons), the elderly, and special needs persons in assessing individual needs and addressing emergency shelter and transitional housing needs of homeless persons, and to help homeless persons make the transition to permanent housing and independent living.

Homelessness is a priority topic for the City. A Homeless Task Force was created in 2014 to respond to the ever increasing homeless population. The Task Force 2015 report included homelessness policies, partnerships and strategies. City Council approved an agreement with Abby Arnold for consulting services to prepare a five year strategy. In 2019 City Council approved a Five Year Plan to Address Homelessness. The City intends to access Measure H funding for the next ten years. Goals of the plan include:

1. Continue to develop and strengthen City's response to homelessness while ensuring community safety.
 - a. Ongoing service provider agreements
 - b. Enhanced Response Pilot
 - c. Dedicated City resources
2. Expand community education efforts around homelessness and raise awareness about available resources and best practices.
 - a. Homeless information section on City website (Housing Division)
 - b. Active coordination with residents and stakeholders
 - c. Upcoming community meetings for coordinated Beach Cities grant
 - d. Monitor status of Martin vs. City of Boise case for impact to local cities
3. Improve and expand local and regional homeless services.
 - a. Expanded Dept. of Mental Health services
 - b. Coordination with regional cities, South Bay Cities Council of Governments (SBCCOG) and LA County Homeless Initiative
4. To prevent homelessness among Redondo Beach residents.
 - a. Lead training participant for LA County Homeless Count
 - b. Training community stakeholders to process people experiencing homelessness into the Coordinated Entry System
 - c. Providing education to older adult and senior populations regarding housing stress, financial management, fraud, etc.
5. Support appropriate local and regional opportunities toward increasing access to crisis and supportive housing, shelters, and affordable housing for at-risk populations in the Beach Cities area.
 - a. Monitoring State housing legislation
 - b. Monitoring efforts for regional housing opportunities for emergency shelters, transitional

and permanent housing; support policy that permits regionally oriented shelter response.

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

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

- 1) Those with chronic mental illness
- 2) Those with drug additions
- 3) Habitual offenders who live on the street committing small crimes

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

- People experiencing homelessness in Redondo Beach are less likely to have been involved in the legal system (jail, prison, probation, etc.)
- Majority of people experiencing homelessness in Redondo Beach have pets.
- Higher than average number of people experiencing homelessness in Redondo Beach are veterans.
- People experiencing homelessness in Redondo Beach are somewhat older than those in the continuum of care County-wide.
- People experiencing homelessness in Redondo Beach are much more likely to self-identify as Caucasian.
- The primary gender of homeless individuals is 84% male.

The City also works in close coordination with the LAHSA, the lead agency for the County of Los Angeles' CoC. Los Angeles County is divided into eight Service Planning Areas (SPAs), 1 through 8. The division of the County makes it easier for the Department of Public Health to target and track the needs of each area. Redondo Beach is located in SPA 8.

Every year, the Los Angeles CoC coordinates the Greater Los Angeles Homeless Count, a homeless count, as well as a Shelter/Housing Inventory Count (HIC). The HIC is a point-in-time (PIT) inventory of service projects and a record of utilization of services. HIC records how many beds and units are dedicated to serving people experiencing homelessness (e.g., emergency shelter, transitional housing, and safe haven) or people who have experienced homelessness and are now in permanent housing. This year's count was on January 23, 2019 and revealed 4,409 homeless persons in SPA-8.

The City recommends those experiencing homelessness to utilize LA-HOP, an online tool to seek our appropriate services needed. The portal walks you through a step by step process to figure out where you are in relation to where the right services can be provided. An outreach coordinator services as an agent

that fulfills requests and deploys the most appropriate outreach team with the goal of reducing response times to those in need. <http://lacounty.gov/lahop/>

For 2020-2021, the City allocated CDBG funds to the following agencies located in SPA 8 to address homelessness: 1736 Family Crisis Center to provide emergency and transitional shelter, counseling, support, and referral services to victims of domestic violence; First United Methodist Church's Shared Bread Program; and St. Paul's United Methodist Church Project Needs program.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter

608 beds serving individuals and families with children

Transitional Housing

605 beds serving individuals and families with children

Safe Haven

50 beds serving single men and women 18 years and over

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

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

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

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

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

First 5 LA Supportive Housing Program (First 5 LA) – This program is a needs-based assistance program

aimed at serving homeless or at-risk families with children from birth to age 5, some with current or past involvement with the Department of Children and Family Services.

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

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

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

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

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

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

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

The City in 2020-2021 budgeted over \$388,287 to help fund the Enhance Response Pilot Program and its partners. The City in 2020 applied for Measure H funding to further support the implementation of the City’s homeless initiatives. The continuation of these programs in future years would be contingent upon directed funding allocations.

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

serious mental illness and emotional problems.

Discussion

The programs identified above to address the needs of homeless persons and subpopulations of homeless indicate that serving the homeless is a complex issue requiring a network of agencies, departments, and nonprofit community services agencies. It is fortunate that the City has become so connected to the network of agencies that provide housing and supportive services.

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

Introduction:

One of the most significant barriers to affordable housing in Redondo Beach is the cost of housing. According to 2011–2016 US Census data, the median home values were \$1,500,000+ in Manhattan Beach, \$1,166,800 in Hermosa Beach, and \$775,300 in Redondo Beach compared to \$465,200 in Los Angeles County overall. Factors contributing to the cost include the availability of land and the cost of development. The City's ability to mitigate high construction costs is limited without direct subsidies. Construction cost is also related to development density. The construction costs for multiple-family attached units are slightly lower, as developers can usually benefit from economies of scale. The cost of land, however, is the single largest constraint to affordable housing in a coastal city like Redondo Beach. The city's supply of vacant residential land is extremely limited, which drives up the cost of land. The major or high priority BARRIERS TO AFFORDABLE HOUSING based on community engagement activities and data analysis as recorded in the City's adopted AI include:

- High cost of home ownership
- Low support or assistance from financial institutions
- Low number of approved FHA home loans
- Lack of innovative programs to increase LMI homeownership
- English proficiency
- High cost of preserving existing housing stock
- Low number of available rental units particularly larger units
- Lack of fair housing education for tenants and landlords
- Low number of accessible rental units
- Lack of affordable housing developers
- Lack of homelessness prevention programs:
 - a. Limited tenant-based rental assistance opportunities
 - b. Limited rapid re-housing opportunities
 - c. Limited beds or shelters for homeless
- Limited land use planning for elderly and family households
- Local codes compliance hurdles for housing rehabilitation
- Limited incentives for new affordable housing development
- Limited outreach from local and regional service providers

General Plan policies aim at preserving existing single-family and low-density multiple-family neighborhoods; however, the General Plan also provides additional capacity for growth by allowing higher-density development. Establishing selected areas for increased residential densities enhances the affordability and range of housing opportunities. The Housing Element further notes that government housing regulations are necessary to ensure housing is constructed and maintained in a safe manner to ensure the density and design of housing are consistent with community standards, and to facilitate the provision of adequate infrastructure to support new housing. Government regulation can potentially have an inhibiting or constraining effect on housing development, particularly for affordable housing which must be developed in a cost-efficient manner. City fees, procedures, and requirements related to housing development in Redondo Beach are comparable to other cities in the region and therefore are not

excessive or highly restrictive. It should be noted, however, that the South Bay cities contain high cost 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

Redondo Beach's Regional Housing Needs Allocation (RHNA) for the 2013-2021 planning period has been determined by SCAG to be 1,397 housing units, including 186 units for extremely low-income households, 186 units for very low-income households, 223 units for low income households, 238 units for moderate income households, and 564 units for above moderate-income households. In this 2017 Midterm Update to the 2013-2021 Housing Element, the City is reassessing its residential development capacity in relationship to its remaining RHNA for the planning period.

Since adoption of the 2013-2021 Housing Element in March 2013, the City has completed or permitted several housing projects. Combined these projects total 341 units, including two units affordable to moderate income households.

Projected future housing needs in Redondo Beach are based upon the Regional Housing Needs Allocation (RHNA) that are adopted by the Southern California Association of Governments (SCAG). The City conducted a midterm update of its 2013 to 2021 Housing Element in September 2017. After the update of the Housing Element, it is valid for a four-year planning period.

This strategy will increase housing development potential by designating certain commercial and industrial areas for mixed use or residential use. Where densities higher than those allowed are necessary and appropriate for the development of low- and moderate-income housing, the City may grant density bonuses above the permitted density. Depending on the allowed density, the bonus could increase the density from 10 to 50 percent. An example is the new South Bay Galleria in the City, which will include 300 residential rental apartment units, of which 15-30 will be affordable.

Implementation of the Housing Element, executes key objectives: (1) to continue to provide reasonable opportunities to accommodate new multiple-family housing; (2) to provide opportunities for new types of housing, such as in mixed-use developments, to serve broader segments of the housing market; (3) to establish selected areas for increased residential densities to enhance the affordability and range of housing opportunities available; and (4) to help maintain the basic character and scale of existing residential neighborhoods.

Discussion:

The City's strategy to remove barriers to affordable housing involves allowing more development opportunities for housing, particularly affordable housing, and maximizing densities as a tool for the development of affordable housing. Another tool to remove barriers to affordable housing is direct subsidies, which was lost as a local funding source with the loss of Redevelopment Housing Set-Aside

funds.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The City recognizes that special needs populations face challenges due to low-income and the special conditions that they face. Special needs populations are more likely to become homeless because of these factors. Special needs populations require housing and supportive services. The City considers supportive services and housing for special needs populations a high priority. In 2020-21, the City will fund several public service agencies that provide assistance for housing and supportive services.

The City intends to provide funding to 1736 Family Crisis Center, a social service agency that offers housing for victims of domestic violence, Project: Needs who provides hot meals and a food pantry, and First United Methodist Church Shared Bread Program who provides hygiene items provisions, counseling and meals.

Specifically, Project: NEEDS, stated that the program serves numerous families and individuals in the Redondo Beach area, including low-income homeowners and renters, as well as individuals that are homeless. They support about 150 families twice monthly at their food pantry, serving a hot meal to 75 persons per week. Their demand has increased in 2019 by over 25%, making it more difficult to distribute enough food.

Although CDBG funding was not awarded to Family Promise, this agency uses funding to support, on average, 40 individuals per month in the City. Their support focuses on homeless families with children, a service population that they believe is underserved. They have recently expanded their service to include a transitional housing program to assist these families. In addition to this service, they help the homeless population every day through shelters, meals, basic necessities, eviction prevention, and after-care among others.

Actions planned to foster and maintain affordable housing

According to data provided in the Needs Assessment, approximately 86.7% of extremely low- and very low-income renter households and 72.0% of extremely low- and very low-income owner households were overpaying for housing. Based on this data and the housing market analysis, which points out the high cost of housing particularly for low-income households and the need to preserve affordable housing; in accordance with the City's Housing Element, the City will focus its efforts on housing rehabilitation and neighborhood preservation to maintain affordable housing units in the current housing stock.

The City will continue to fund its Housing Improvement Program as a strategy to maintain affordable housing. The City will also maintain rental assistance programs such as the Section 8 Housing Choice

Vouchers, helping households before they lose their housing and monitoring residential sites inventory to ensure no net loss in housing units.

Actions planned to reduce lead-based paint hazards

The City will continue to take action as necessary to reduce lead-based paint hazards in accordance with HUD regulations. Housing units with lead-based paint as identified will have actions taken to remove the hazard. The City's Housing Improvement Program, currently funded through CDBG funds, follows the requirements of Lead-Safe Housing Regulation 24 CFR Part 35 effective September 15, 2000, and the subsequent September 2000 HUD transition assistance policy. The City will use, when required, State of California certified lead-based paint inspectors/risk assessors to test for lead paint and perform risk assessments on houses testing positive, and certified lead-based paint contractors to remove and/or abate lead paint. The Program provides grants up to \$5,000 for mobility access and emergency repair in which the impact of lead-based paint is minimal. However, the lead-based paint program requirements are still followed as the scope of work determines.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy to reduce the number of poverty-level families is carried out through job development and job training programs. The local Workforce Innovation and Opportunity Act (WIOA) program is operated through the South Bay Workforce Investment Board office in Torrance, which offers convenient access to a wide array of services under one roof. Job information, training, and job placement services, including a job club, labor market information, career workshops, job and career placement assistance, individualized assessment, and much more, are available.

City residents have access to the WIOA Program that will continue to assist low-income residents gain access to the job market through job training and work placement. WIOA services include needs assessments, classroom training, employment counseling, on-the-job training, and job placement. Furthermore, the agency will make concentrated efforts to place the special needs population, which is often economically disadvantaged. WIOA will also refer clients, where needed, to local agencies for free counseling, medical, and benefits advocacy services. Clients will also be referred to the Section 8 Rental Assistance program as appropriate. Staff from the Housing Authority refers residents to the South Bay Workforce Investment Board office in Torrance to participate in the WIOA program.

The Housing Authority will continue to operate its Family Self-Sufficiency program. This program will integrate the Section 8 Rental Assistance program with various service programs in the community. The Family Self-Sufficiency program will make services such as job training, childcare, and transportation available to new Section 8 voucher holders. The purpose of the program is to help participants become economically independent. The Family Self-Sufficiency program plans to serve 25 residents during the 2020-2021 planning period. The Housing Authority is working with the WIOA program.

Actions planned to develop institutional structure

CDBG funds received by the City are administered by the Community Services Department. The City relies on several governmental departments and agencies to carry out the City's housing and community

development program. The Community Services Department will work with the following departments and agencies during the 2020-2021 program year:

- Community Development
- Public Works Department
- Redondo Beach Housing Authority
- Nonprofit social service agencies
- Contractors

Although, cutbacks in funding has impacted public services programming, resulting in limited staff and limited budgets, City staff will continue to work closely with these entities to make efforts to achieve housing and community development goals. While the City has limited control over tight budgets, the City hopes to continue to leverage other state and local funds to implement the ConPlan goals.

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

There are opportunities to enhance coordination between service departments and agencies. The City of Redondo Beach funds several public service agencies and in this way, participates in the large network of social and health services in the county. The City also coordinates local efforts to address homelessness issues in the city in coordination with the Los Angeles CoC. The Housing Authority interacts directly with HUD and collaborates with the South Bay Workforce Investment Board office in Torrance.

The city has also orchestrated a strategy, Five Year Plan to Address Homelessness, that relies on partnerships with social service networks to ultimately reduce homelessness.

Discussion:

See above discussion.

Program Specific Requirements

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

Introduction:

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

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

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

Other CDBG Requirements

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

Appendix A – Public Notifications

**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL TO RECEIVE THE
DRAFT CONSOLIDATED PLAN AND ANNUAL ACTION PLAN AND START OF THE
30-DAY COMMENT PERIOD TO OBTAIN PUBLIC INPUT ON HOUSING AND
COMMUNITY DEVELOPMENT NEEDS FOR THE CITY'S COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) 2020-2025 FIVE YEAR CONSOLIDATED
PLAN AND FISCAL YEAR 2020-2021 ANNUAL ACTION PLAN**

NOTICE IS HEREBY GIVEN that the City Council of the City of Redondo Beach, California will hold a public hearing on Tuesday, April 7, 2020, at 6:00 p.m. in the City Council Chambers of City Hall, 415 Diamond Street, Redondo Beach, California. The purpose of the hearing is for the City Council to receive the Draft 5-Year Consolidated Plan and Draft 1-Year Annual Action Plan and to receive public input regarding the City's Community Development Block Grant (CDBG) Five Year Consolidated Plan and fiscal year 2020-2021 Draft Action Plan.

It is also noticed that from April 8th to May 9th the Draft Consolidated Plan and Annual Action Plan may be reviewed at the following locations: Redondo Beach Main Library, 303 Pacific Coast Highway; North Branch Library, 2000 Artesia Boulevard; Redondo Beach City Clerk's Office, 415 Diamond Street; and Community Services Department, 1922 Artesia Blvd. Residents and interested parties have 30 days to review and comment on the Draft Consolidated Plan and Annual Action Plan.

The Consolidated Plan is designed to aid the City in assessing affordable housing and community development needs for the next five-year (2020 – 2025) period. The Consolidated Plan determines how funds from the U.S. Department of Housing and Urban Development (HUD) are used.

The Annual Action Plan is a federally mandated document that includes goals and budgets for City housing and community development activities. The plan will outline the City's fiscal year 2020-2021 Community Development Block Grant (CDBG) projects and activities.

The CDBG Program provides federal funds for local improvement projects and programs. Activities assisted with CDBG funds must meet one of three national objectives: principally benefit low and moderate-income persons, aid in the prevention or elimination of slums and blight or meet other community development needs having a

particular urgency. The City's CDBG allocation for fiscal year 2020-2021 is estimated to be \$286,252.

If you would like to make comments but cannot attend the public hearing, please call John La Rock at 310-318-0671, or email at john.larock@redondo.org.

CITY OF REDONDO BEACH, CALIFORNIA

Eleanor Manzano

City Clerk of the City of Redondo Beach



The City of Redondo Beach invites you to participate in COMMUNITY OUTREACH



The City of Redondo Beach is in the process of preparing its Analysis of Impediments (AI to Fair Housing Choice and its Consolidated Plan for the use of the City's Community Development Block Grant (CDBG) funds. The Consolidated Plan will provide a strategy for addressing community development needs in the City for the next five years. As part of the process, we are reaching out to the community to **attend public meetings and hearings as well as take a short online survey.**

Public Meeting: Wednesday, August 21, 2019 at 6:00-8:00 PM at the Redondo Beach Performing Arts Center at 1935 Manhattan Beach Blvd, Redondo Beach, CA 90278.

Please take the survey! We would like to know what YOU think are the City's most pressing needs, particularly in the areas of housing, parks and recreation, community facilities, human services, and fair housing.

Your voice matters!

If you have any questions or comments, please contact:

For the Consolidated Plan, John La Rock

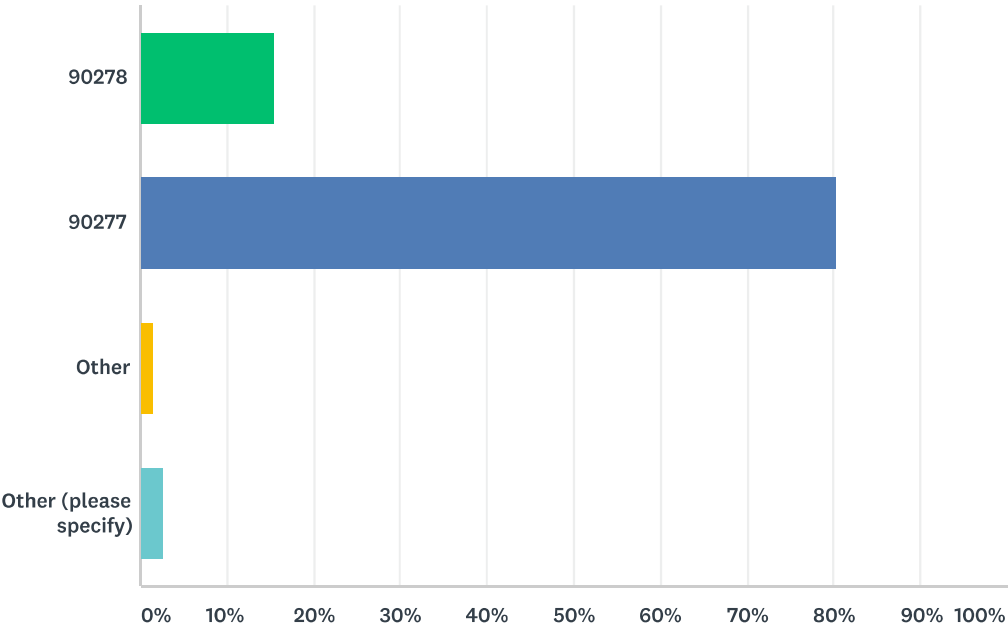
Community Services Director, (310) 318-0671, email: john.larock@redondo



Appendix B – Community Engagement Summary

Q1 What zip code do you live in?

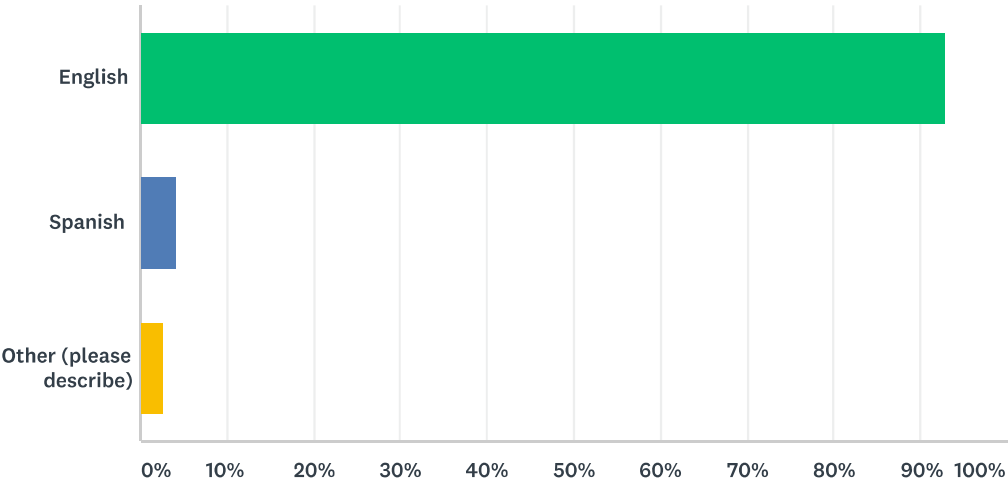
Answered: 71 Skipped: 0



ANSWER CHOICES		RESPONSES	
90278		15.49%	11
90277		80.28%	57
Other		1.41%	1
Other (please specify)		2.82%	2
Total Respondents: 71			

Q2 What is the primary language you speak at home?

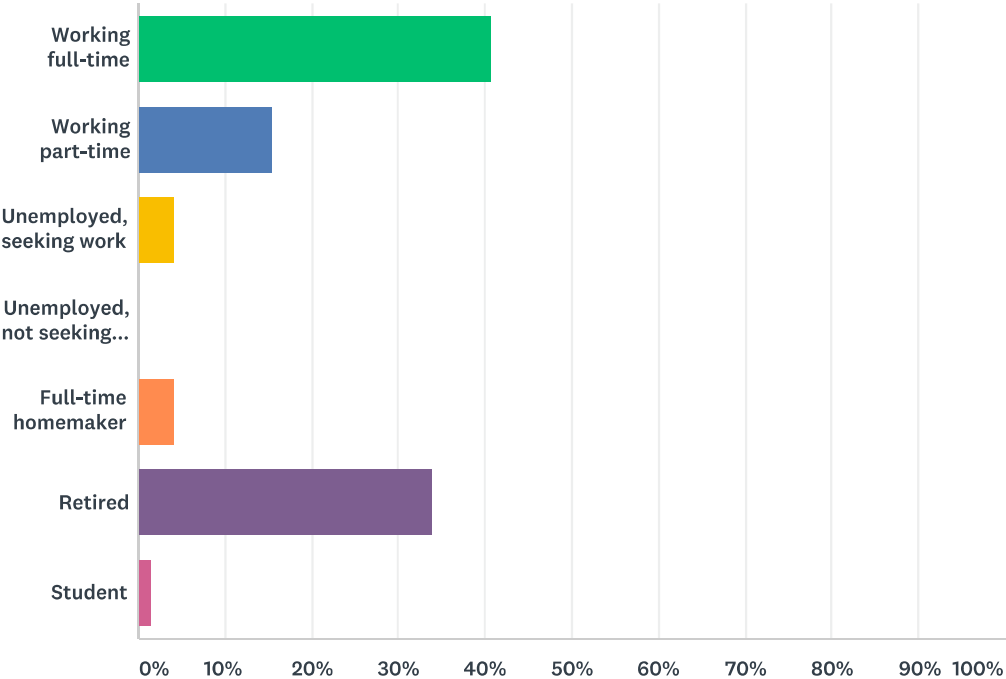
Answered: 71 Skipped: 0



ANSWER CHOICES	RESPONSES	
English	92.96%	66
Spanish	4.23%	3
Other (please describe)	2.82%	2
TOTAL		71

Q3 What is your current working situation?

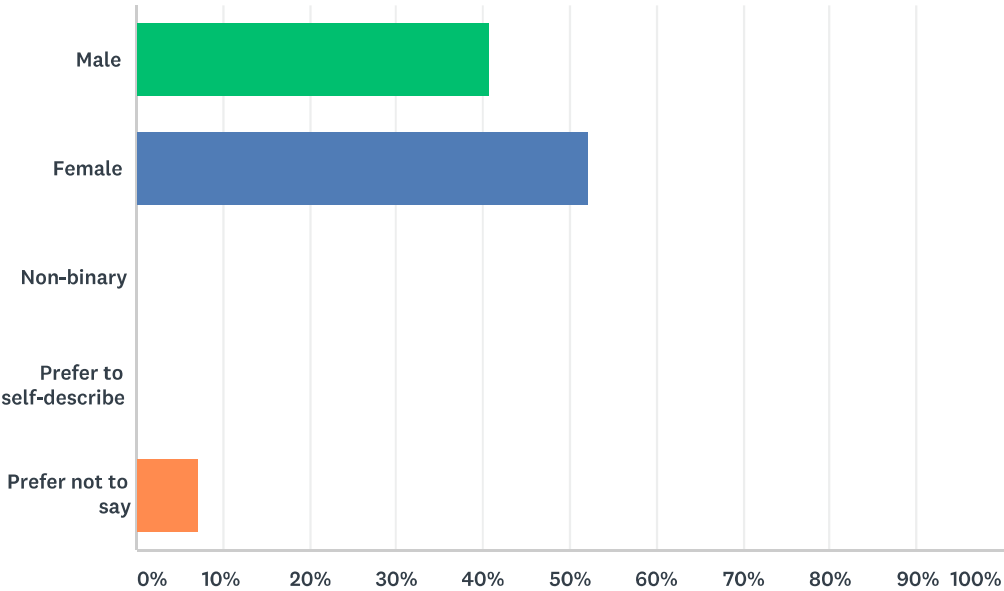
Answered: 71 Skipped: 0



ANSWER CHOICES	RESPONSES	
Working full-time	40.85%	29
Working part-time	15.49%	11
Unemployed, seeking work	4.23%	3
Unemployed, not seeking work	0.00%	0
Full-time homemaker	4.23%	3
Retired	33.80%	24
Student	1.41%	1
TOTAL		71

Q4 Are you:

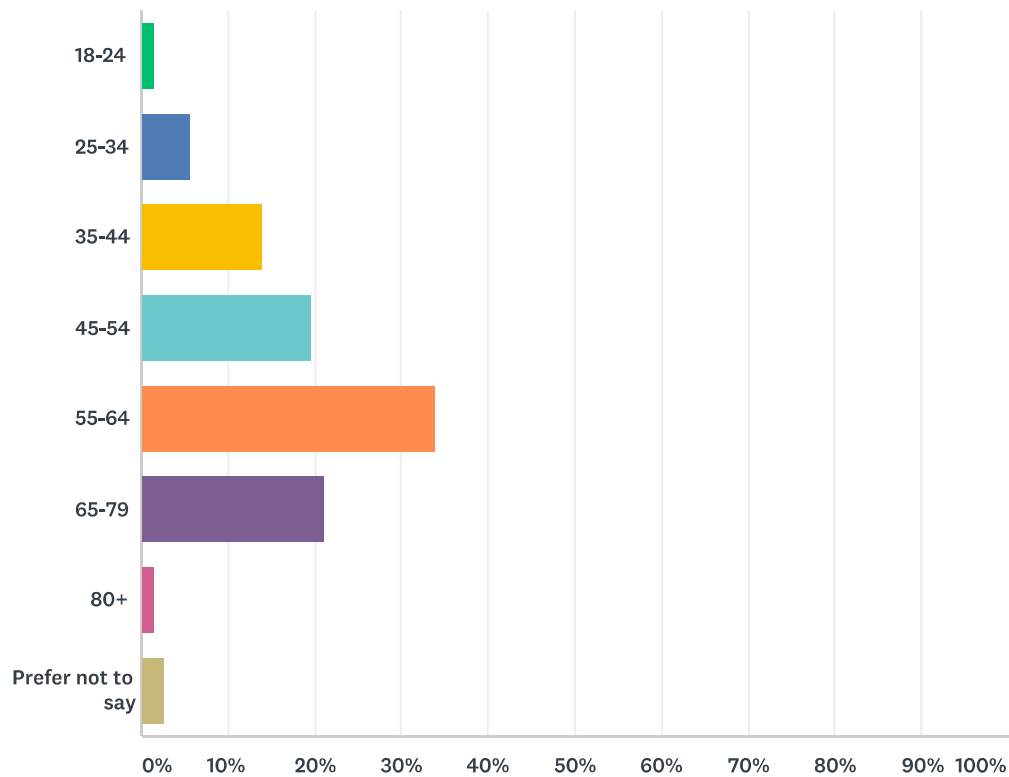
Answered: 71 Skipped: 0



ANSWER CHOICES	RESPONSES	
Male	40.85%	29
Female	52.11%	37
Non-binary	0.00%	0
Prefer to self-describe	0.00%	0
Prefer not to say	7.04%	5
TOTAL		71

Q5 What age group are you? Please check one.

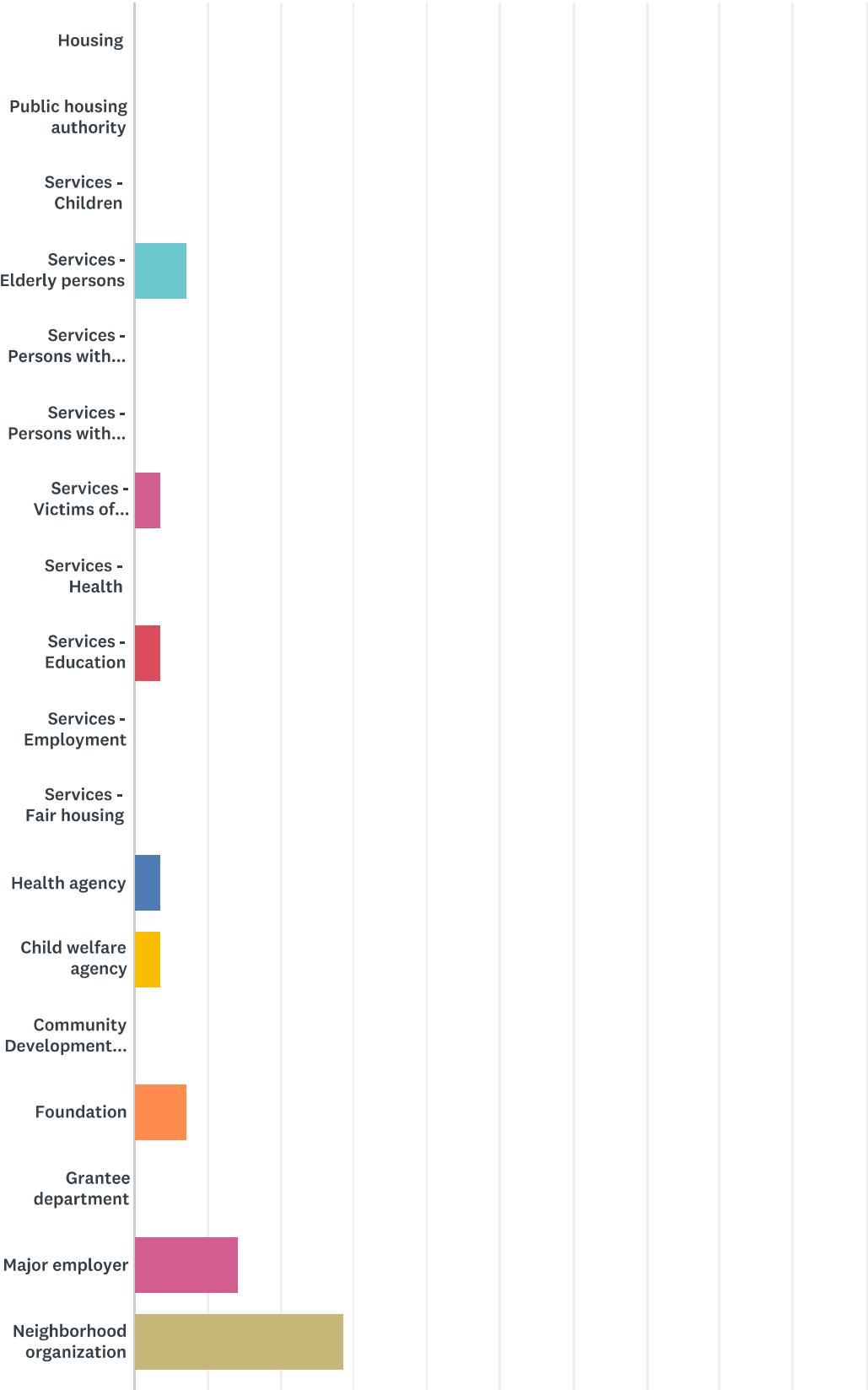
Answered: 71 Skipped: 0



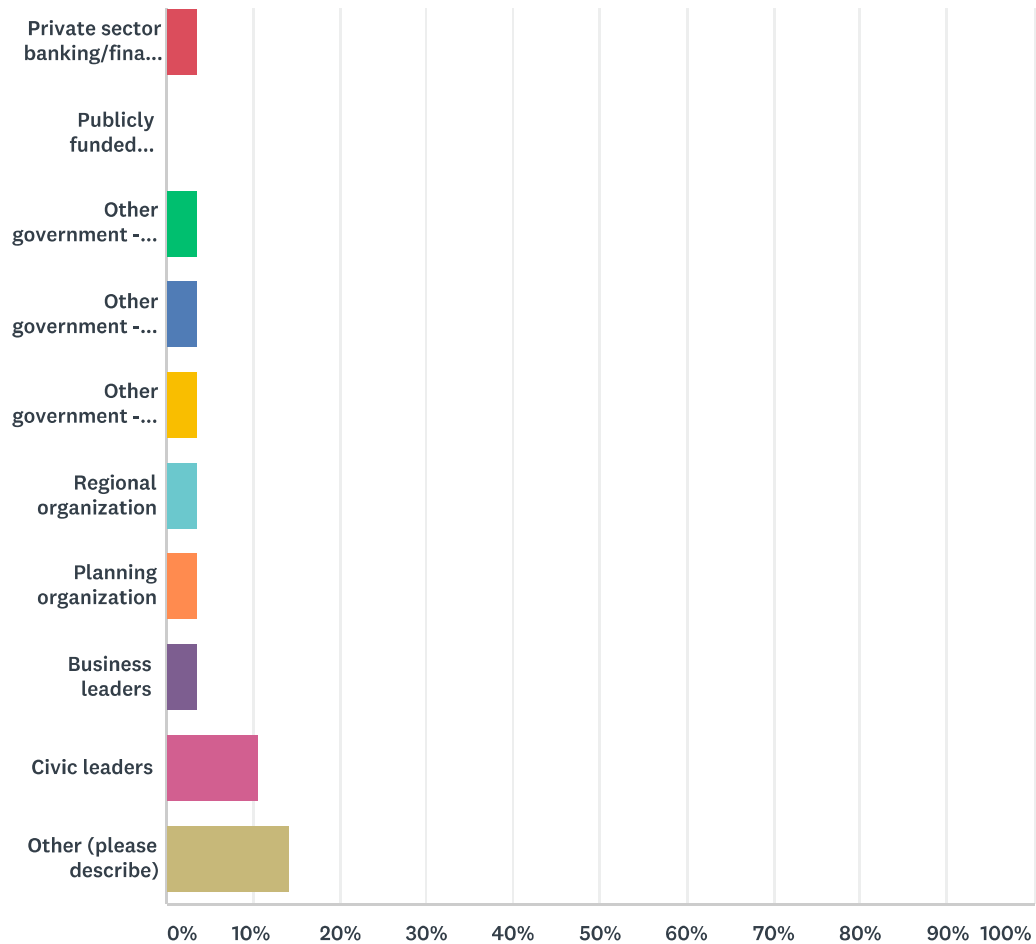
ANSWER CHOICES	RESPONSES	
18-24	1.41%	1
25-34	5.63%	4
35-44	14.08%	10
45-54	19.72%	14
55-64	33.80%	24
65-79	21.13%	15
80+	1.41%	1
Prefer not to say	2.82%	2
Total Respondents: 71		

Q6 Please indicate if you are affiliated with any of the organization types listed below. If other, please specify.

Answered: 28 Skipped: 43



CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH



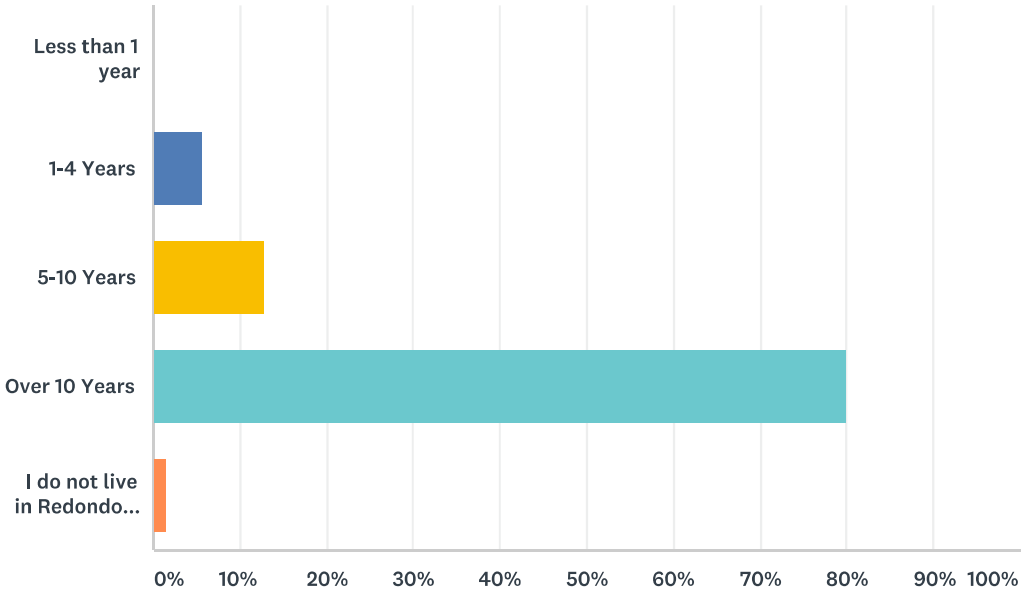
ANSWER CHOICES	RESPONSES	
Housing	0.00%	0
Public housing authority	0.00%	0
Services - Children	0.00%	0
Services - Elderly persons	7.14%	2
Services - Persons with disabilities	0.00%	0
Services - Persons with HIV/AIDS	0.00%	0
Services - Victims of domestic violence	3.57%	1
Services - Health	0.00%	0
Services - Education	3.57%	1
Services - Employment	0.00%	0
Services - Fair housing	0.00%	0
Health agency	3.57%	1
Child welfare agency	3.57%	1
Community Development Financial Institution (CDFI)	0.00%	0
Foundation	7.14%	2

CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH

Grantee department	0.00%	0
Major employer	14.29%	4
Neighborhood organization	28.57%	8
Private sector banking/financing	3.57%	1
Publicly funded institution/system of care*	0.00%	0
Other government - Federal	3.57%	1
Other government - State	3.57%	1
Other government - Local	3.57%	1
Regional organization	3.57%	1
Planning organization	3.57%	1
Business leaders	3.57%	1
Civic leaders	10.71%	3
Other (please describe)	14.29%	4
Total Respondents: 28		

Q7 How long have you lived or worked in the City of Redondo Beach?

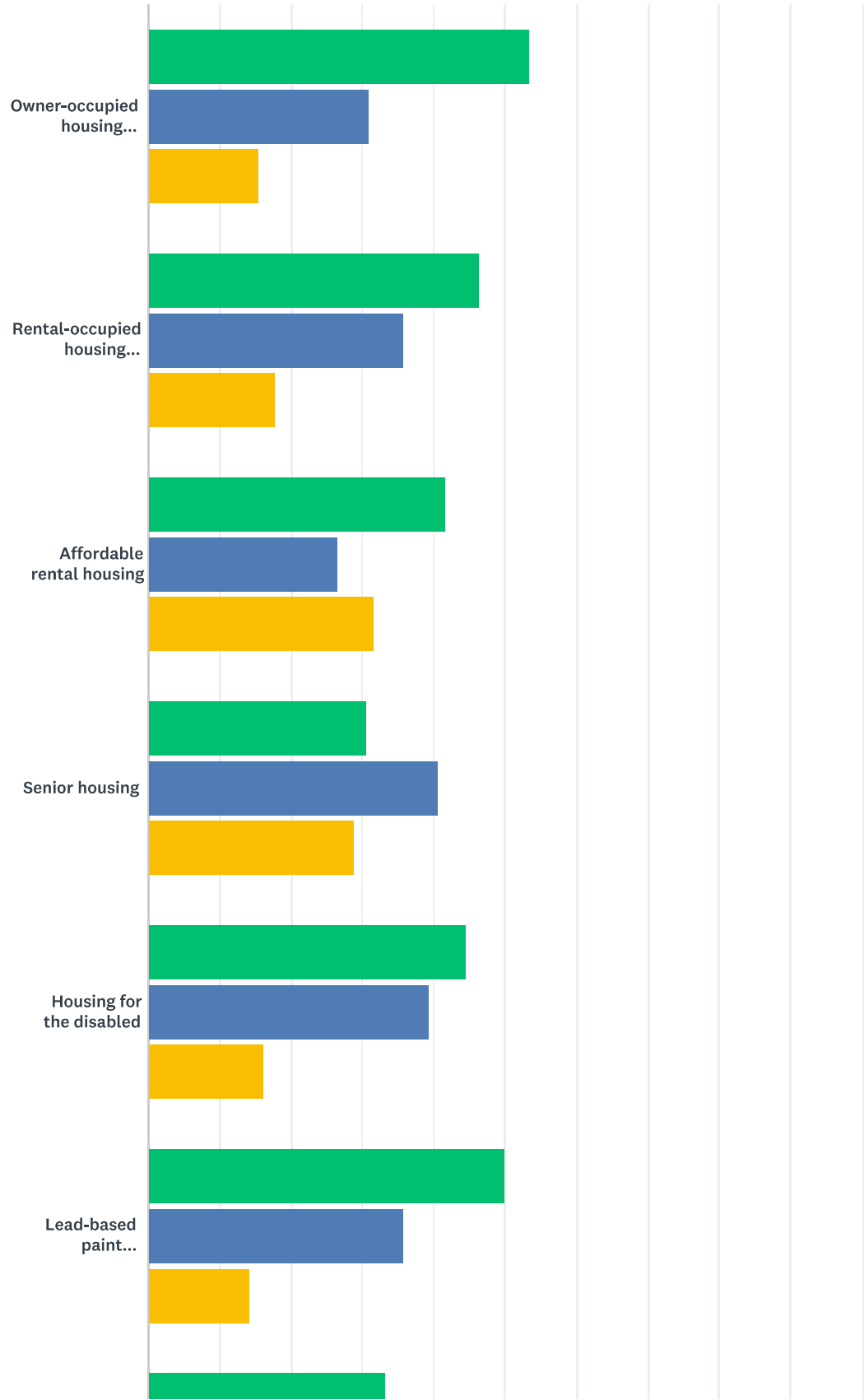
Answered: 70 Skipped: 1



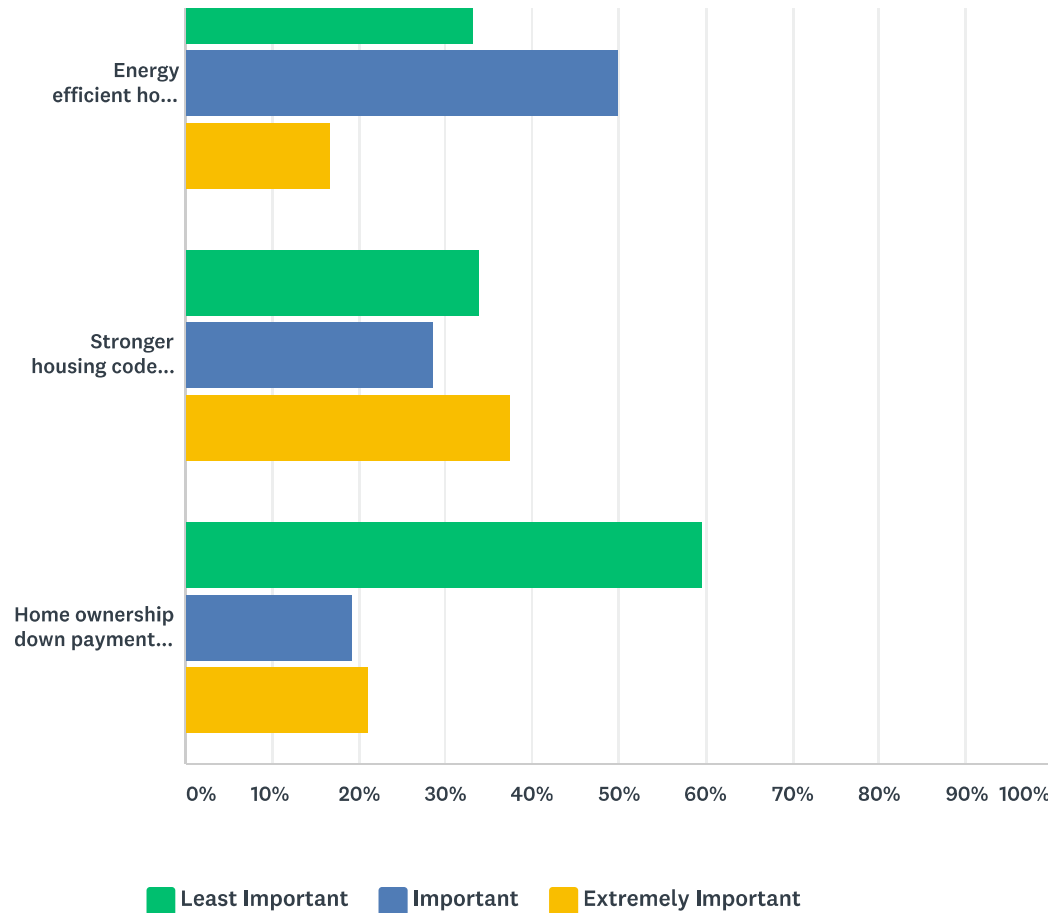
ANSWER CHOICES	RESPONSES	
Less than 1 year	0.00%	0
1-4 Years	5.71%	4
5-10 Years	12.86%	9
Over 10 Years	80.00%	56
I do not live in Redondo Beach	1.43%	1
TOTAL		70

Q8 Housing Needs

Answered: 64 Skipped: 7



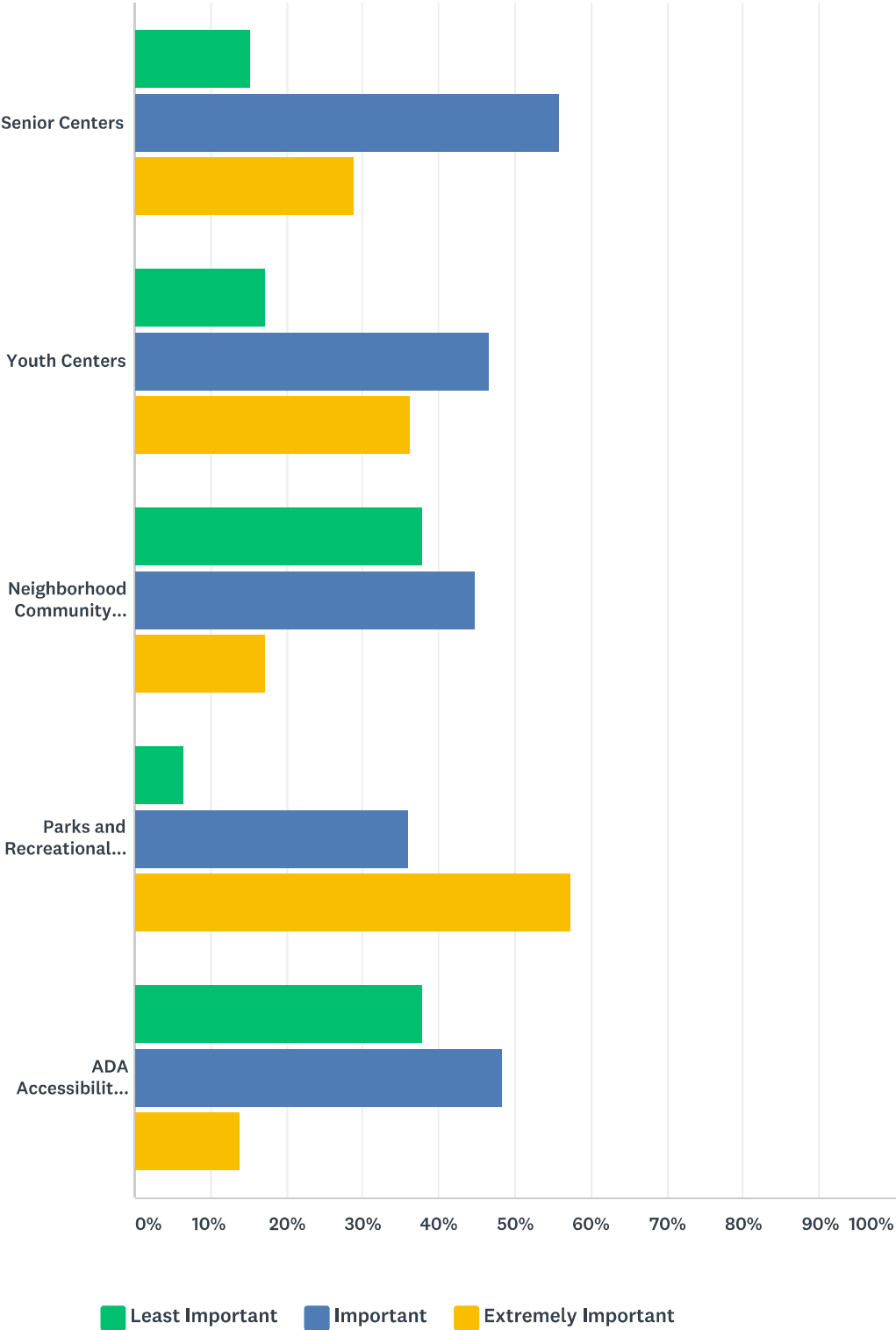
CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH



	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Owner-occupied housing rehabilitation	53.45% 31	31.03% 18	15.52% 9	58	2.09
Rental-occupied housing rehabilitation	46.43% 26	35.71% 20	17.86% 10	56	2.25
Affordable rental housing	41.67% 25	26.67% 16	31.67% 19	60	2.48
Senior housing	30.51% 18	40.68% 24	28.81% 17	59	2.68
Housing for the disabled	44.64% 25	39.29% 22	16.07% 9	56	2.27
Lead-based paint test/abatement	50.00% 28	35.71% 20	14.29% 8	56	2.14
Energy efficient home improvements	33.33% 20	50.00% 30	16.67% 10	60	2.50
Stronger housing code enforcement	33.93% 19	28.57% 16	37.50% 21	56	2.70
Home ownership down payment assistance	59.65% 34	19.30% 11	21.05% 12	57	2.02

Q9 Community Facility Needs

Answered: 63 Skipped: 8



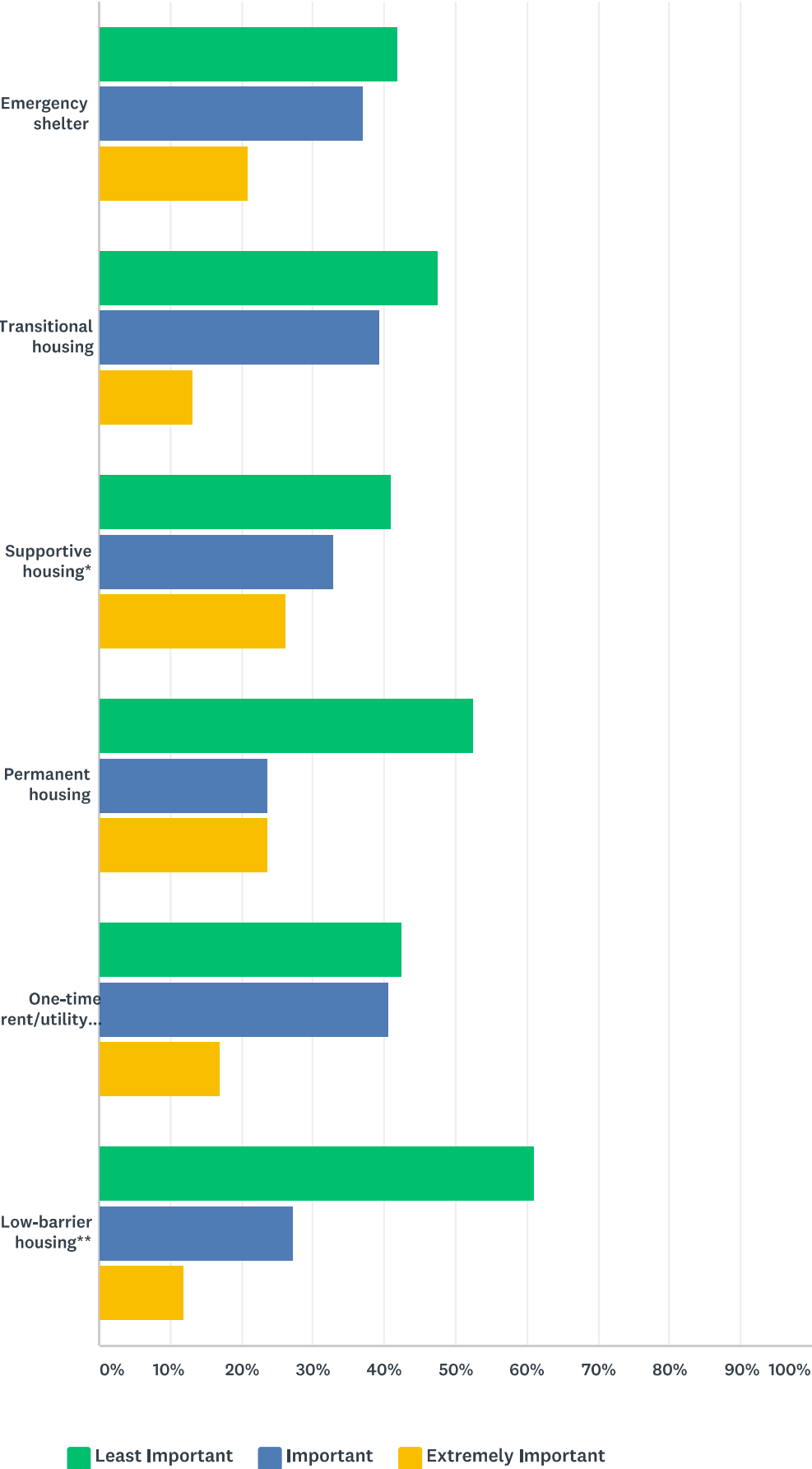
	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
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CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH

Senior Centers	15.25% 9	55.93% 33	28.81% 17	59	2.98
Youth Centers	17.24% 10	46.55% 27	36.21% 21	58	3.02
Neighborhood Community Center	37.93% 22	44.83% 26	17.24% 10	58	2.41
Parks and Recreational Facilities	6.56% 4	36.07% 22	57.38% 35	61	3.44
ADA Accessibility Improvements to public roads/facilities	37.93% 22	48.28% 28	13.79% 8	58	2.38

Q10 Homeless Housing Needs

Answered: 63 Skipped: 8

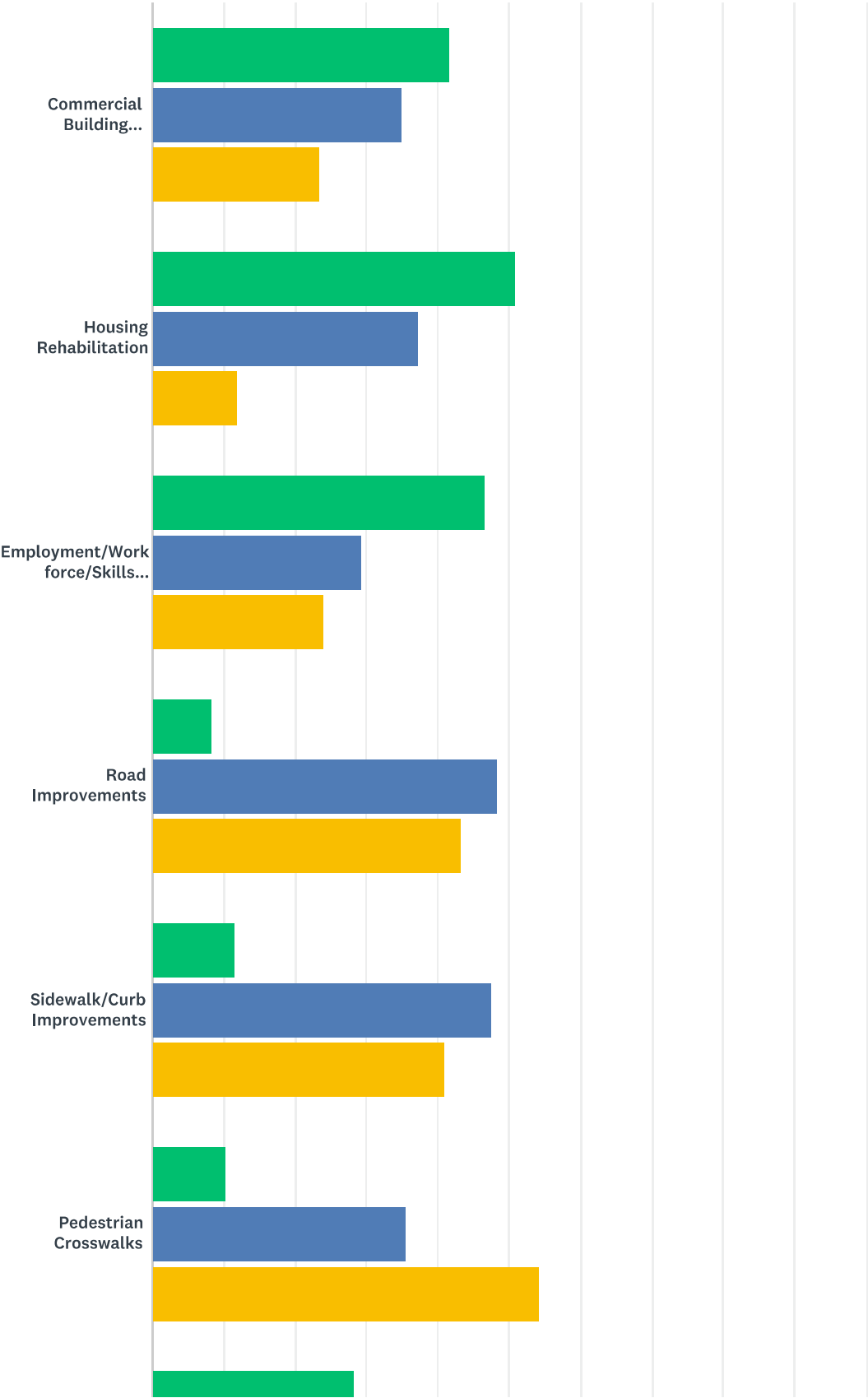


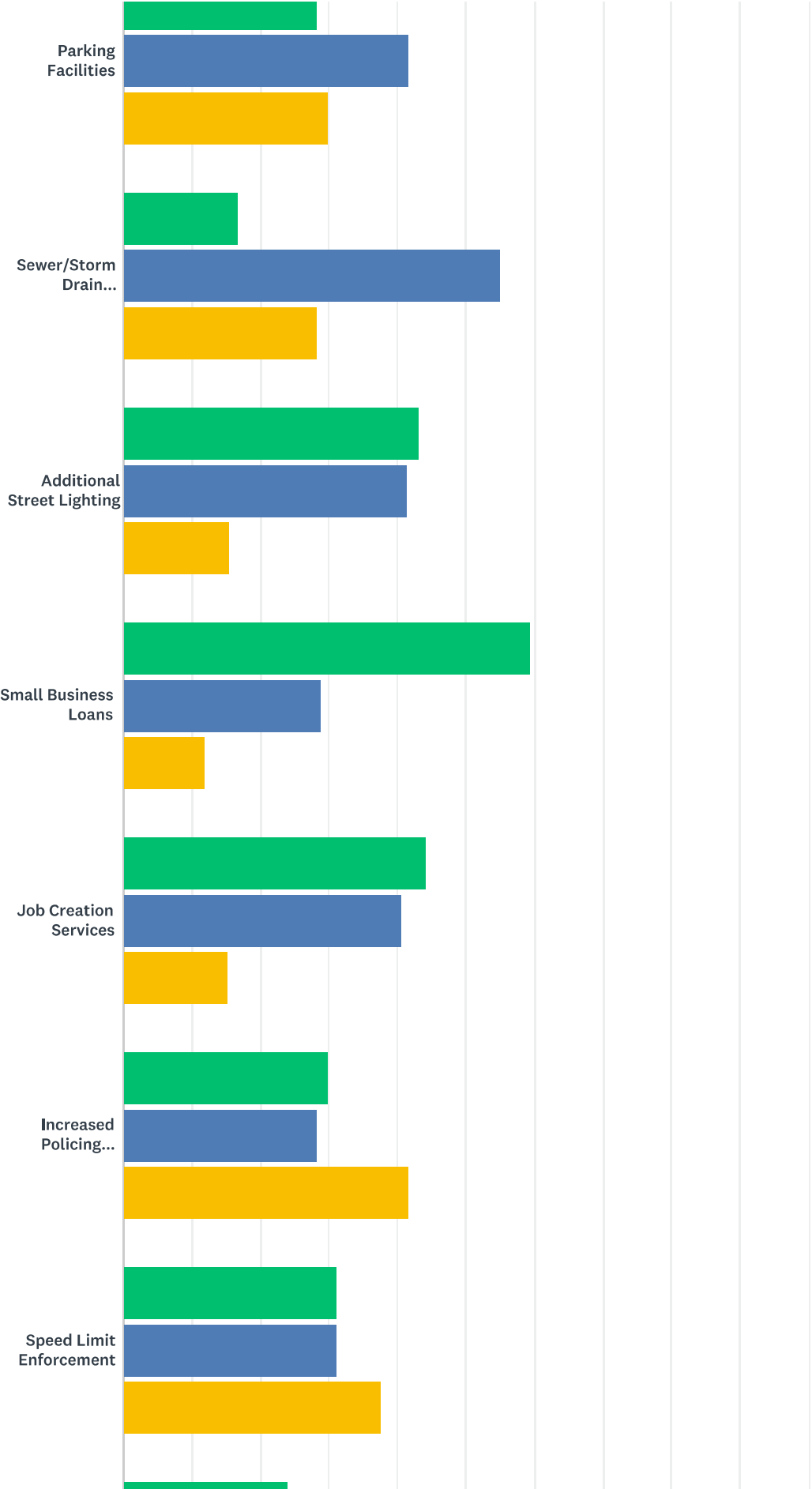
CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH

	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Emergency shelter	41.94% 26	37.10% 23	20.97% 13	62	2.37
Transitional housing	47.54% 29	39.34% 24	13.11% 8	61	2.18
Supportive housing*	40.98% 25	32.79% 20	26.23% 16	61	2.44
Permanent housing	52.54% 31	23.73% 14	23.73% 14	59	2.19
One-time rent/utility assistance	42.37% 25	40.68% 24	16.95% 10	59	2.32
Low-barrier housing**	61.02% 36	27.12% 16	11.86% 7	59	1.90

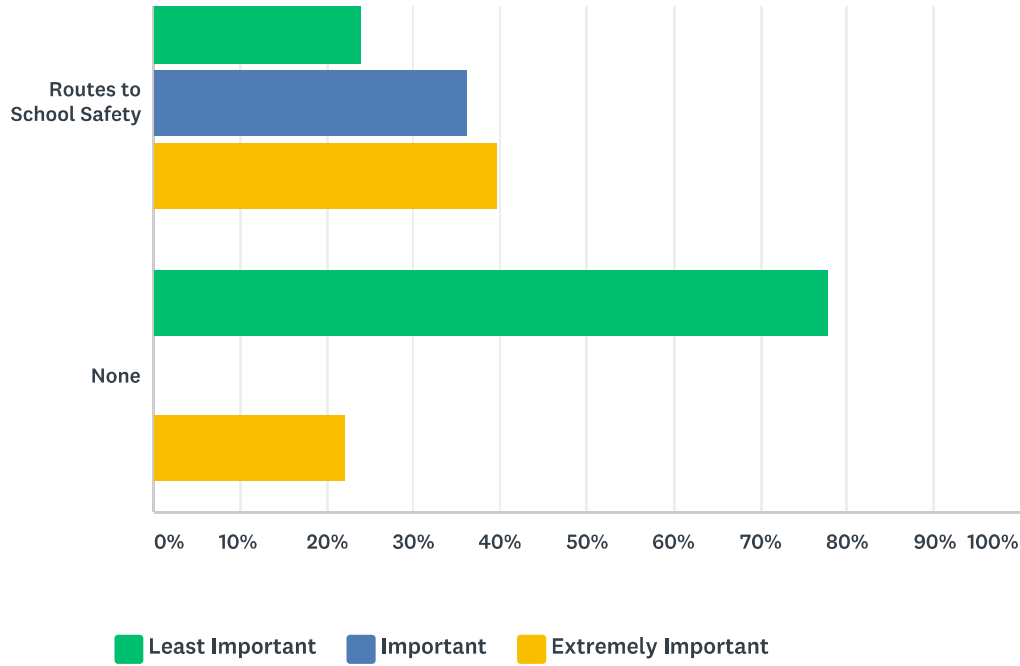
Q11 Needed Neighborhood Improvements

Answered: 64 Skipped: 7





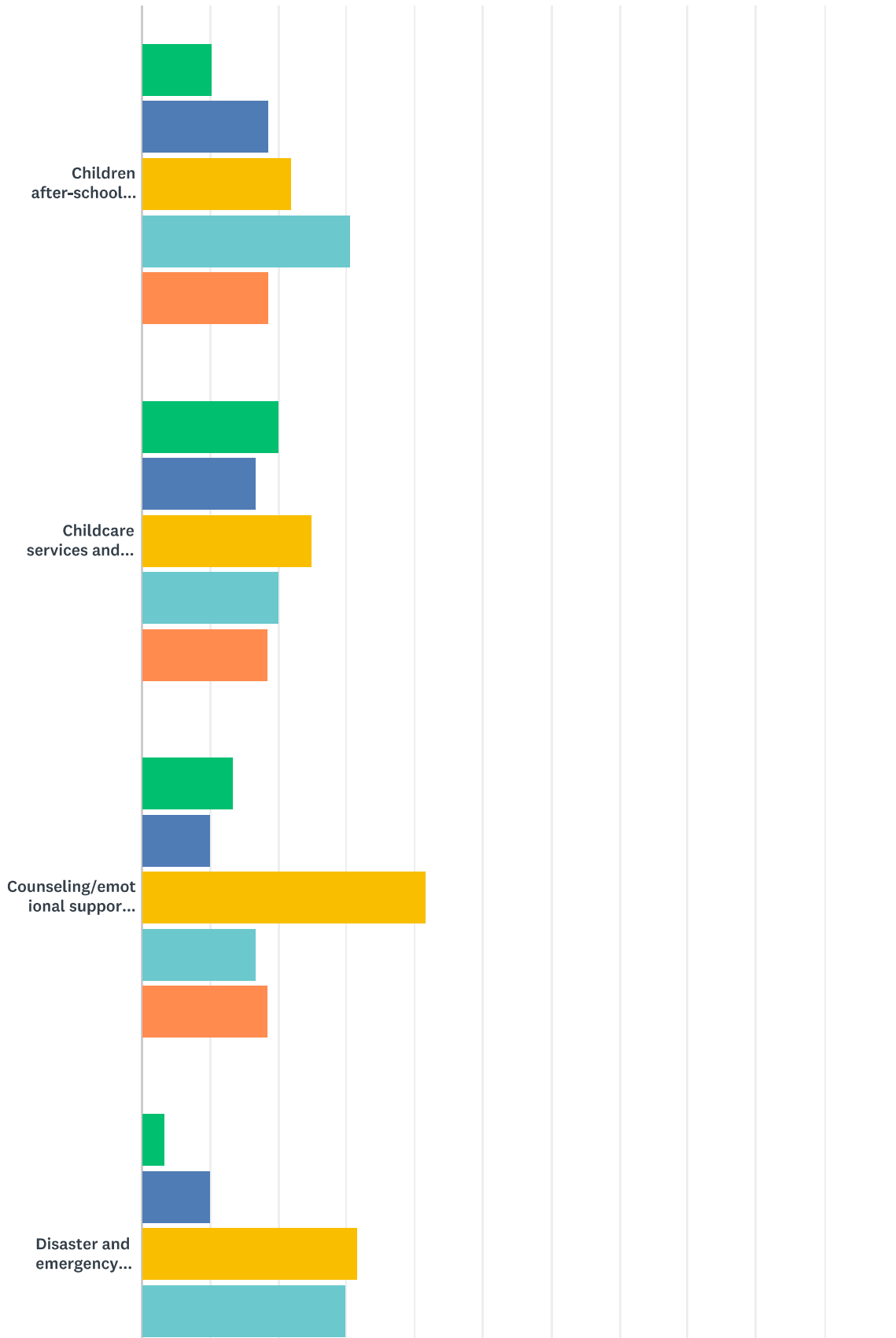
CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH

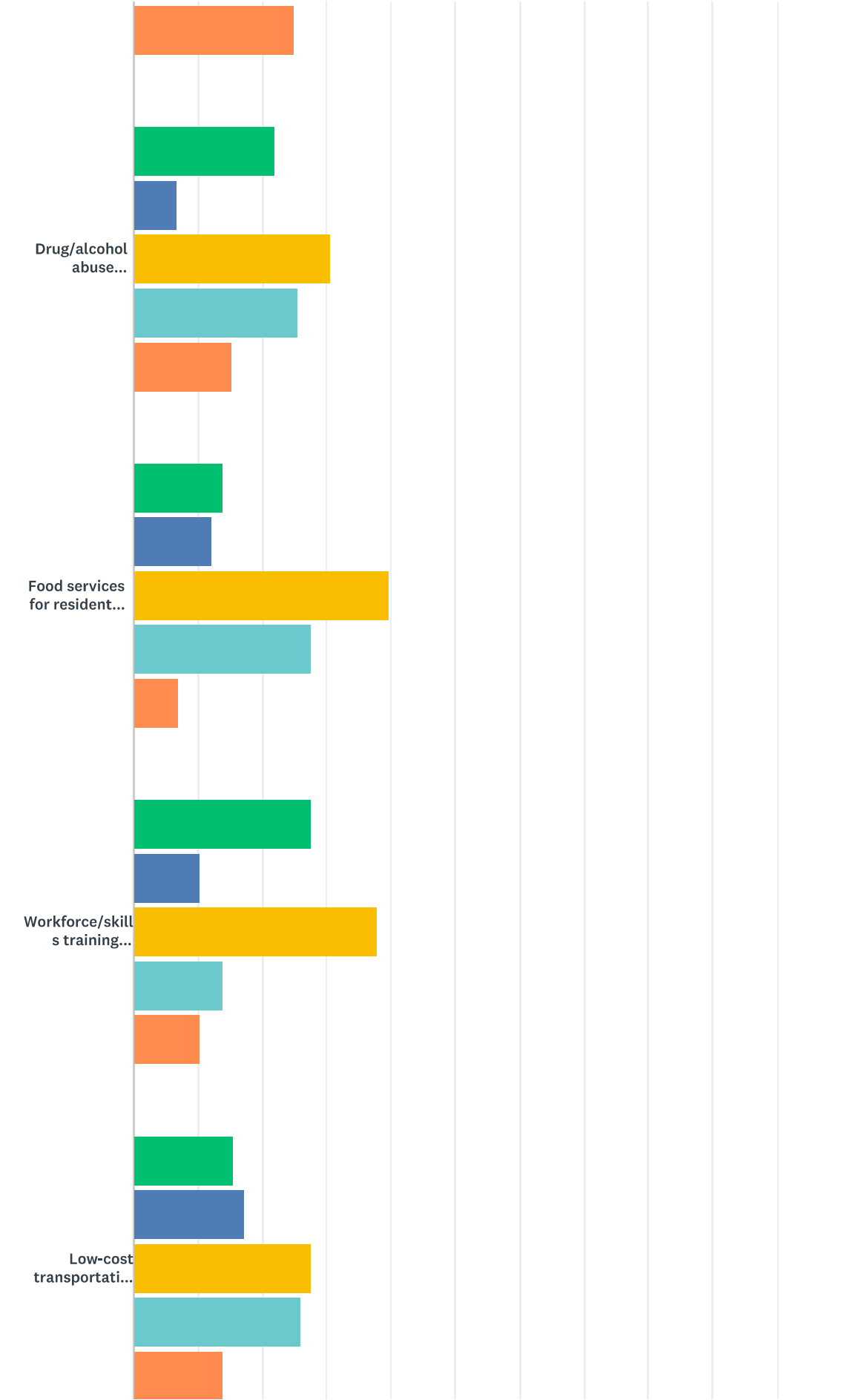


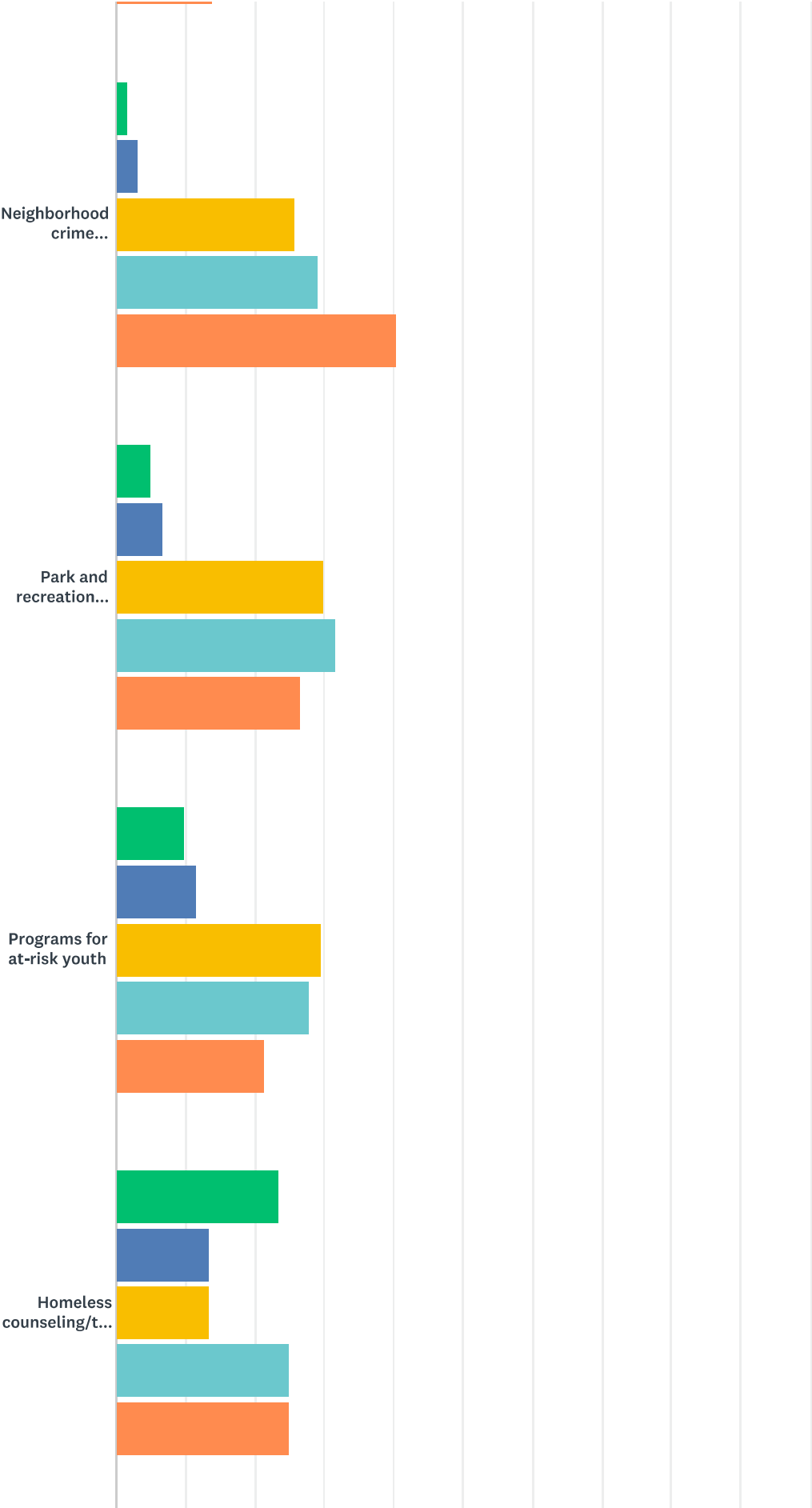
	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Commercial Building Rehabilitation	41.67% 25	35.00% 21	23.33% 14	60	2.40
Housing Rehabilitation	50.85% 30	37.29% 22	11.86% 7	59	2.10
Employment/Workforce/Skills Training	46.55% 27	29.31% 17	24.14% 14	58	2.31
Road Improvements	8.33% 5	48.33% 29	43.33% 26	60	3.27
Sidewalk/Curb Improvements	11.48% 7	47.54% 29	40.98% 25	61	3.18
Pedestrian Crosswalks	10.17% 6	35.59% 21	54.24% 32	59	3.34
Parking Facilities	28.33% 17	41.67% 25	30.00% 18	60	2.73
Sewer/Storm Drain Improvements	16.67% 10	55.00% 33	28.33% 17	60	2.95
Additional Street Lighting	43.10% 25	41.38% 24	15.52% 9	58	2.29
Small Business Loans	59.32% 35	28.81% 17	11.86% 7	59	1.93
Job Creation Services	44.07% 26	40.68% 24	15.25% 9	59	2.27
Increased Policing Services	30.00% 18	28.33% 17	41.67% 25	60	2.82
Speed Limit Enforcement	31.15% 19	31.15% 19	37.70% 23	61	2.75
Routes to School Safety	24.14% 14	36.21% 21	39.66% 23	58	2.91
None	77.78% 7	0.00% 0	22.22% 2	9	1.67

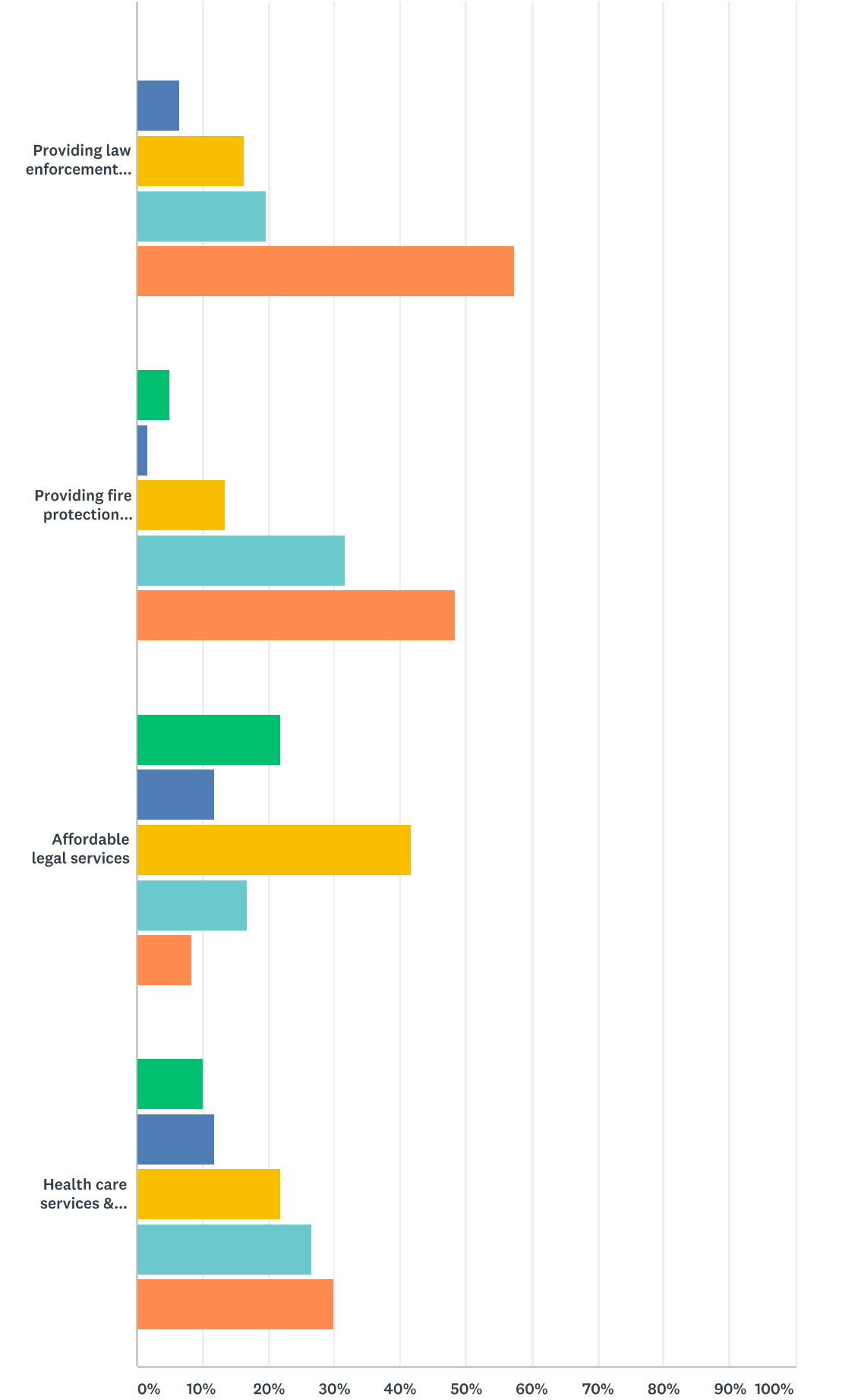
Q12 Community Programs and Services Importance

Answered: 62 Skipped: 9









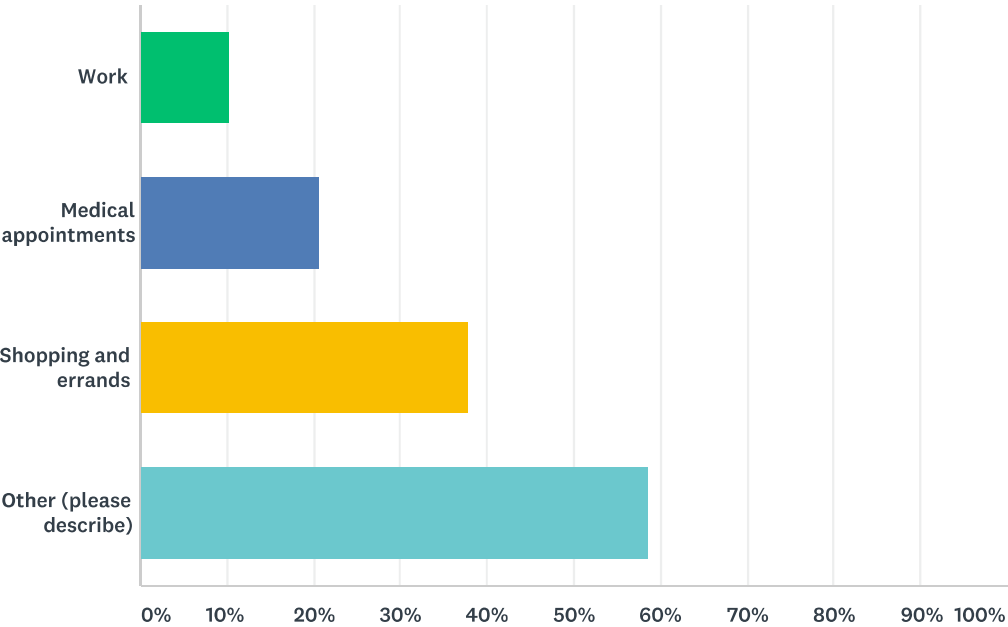
CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH

■ Very Low
 ■ Low
 ■ Moderate
 ■ High
 ■ Very High

	VERY LOW	LOW	MODERATE	HIGH	VERY HIGH	TOTAL	WEIGHTED AVERAGE
Children after-school/summer camp programs & services	10.17% 6	18.64% 11	22.03% 13	30.51% 18	18.64% 11	59	3.29
Childcare services and facilities	20.00% 12	16.67% 10	25.00% 15	20.00% 12	18.33% 11	60	3.00
Counseling/emotional support services	13.33% 8	10.00% 6	41.67% 25	16.67% 10	18.33% 11	60	3.17
Disaster and emergency preparedness services	3.33% 2	10.00% 6	31.67% 19	30.00% 18	25.00% 15	60	3.63
Drug/alcohol abuse counseling/treatment	22.03% 13	6.78% 4	30.51% 18	25.42% 15	15.25% 9	59	3.05
Food services for residents with special needs	13.79% 8	12.07% 7	39.66% 23	27.59% 16	6.90% 4	58	3.02
Workforce/skills training and/or job placement	27.59% 16	10.34% 6	37.93% 22	13.79% 8	10.34% 6	58	2.69
Low-cost transportation services (taxi coupons and Dial-A-Ride)	15.52% 9	17.24% 10	27.59% 16	25.86% 15	13.79% 8	58	3.05
Neighborhood crime prevention programs	1.61% 1	3.23% 2	25.81% 16	29.03% 18	40.32% 25	62	4.03
Park and recreation programs	5.00% 3	6.67% 4	30.00% 18	31.67% 19	26.67% 16	60	3.68
Programs for at-risk youth	9.84% 6	11.48% 7	29.51% 18	27.87% 17	21.31% 13	61	3.39
Homeless counseling/take-in services	23.33% 14	13.33% 8	13.33% 8	25.00% 15	25.00% 15	60	3.15
Providing law enforcement services	0.00% 0	6.56% 4	16.39% 10	19.67% 12	57.38% 35	61	4.28
Providing fire protection services	5.00% 3	1.67% 1	13.33% 8	31.67% 19	48.33% 29	60	4.17
Affordable legal services	21.67% 13	11.67% 7	41.67% 25	16.67% 10	8.33% 5	60	2.78
Health care services & facilities	10.00% 6	11.67% 7	21.67% 13	26.67% 16	30.00% 18	60	3.55

Q13 If you use transit services, where do you go? Please check all that apply:

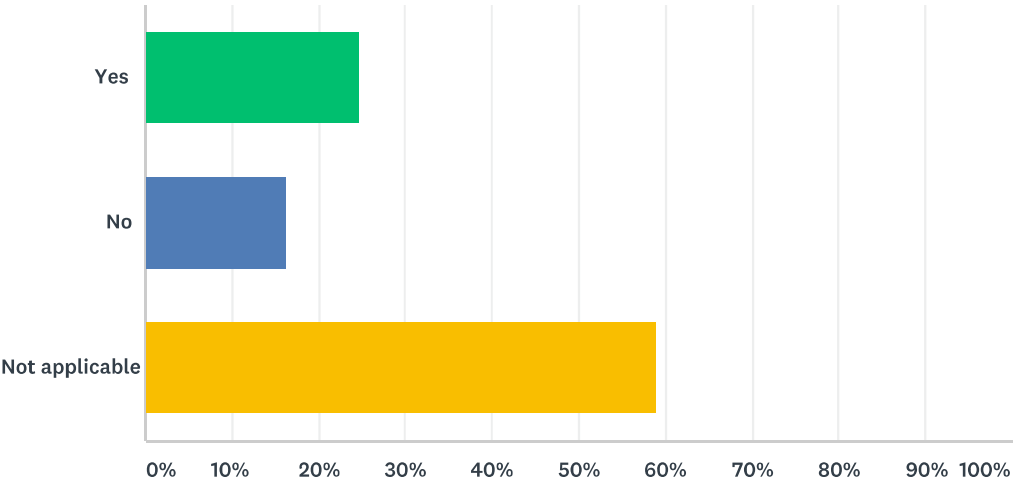
Answered: 29 Skipped: 42



ANSWER CHOICES	RESPONSES	
Work	10.34%	3
Medical appointments	20.69%	6
Shopping and errands	37.93%	11
Other (please describe)	58.62%	17
Total Respondents: 29		

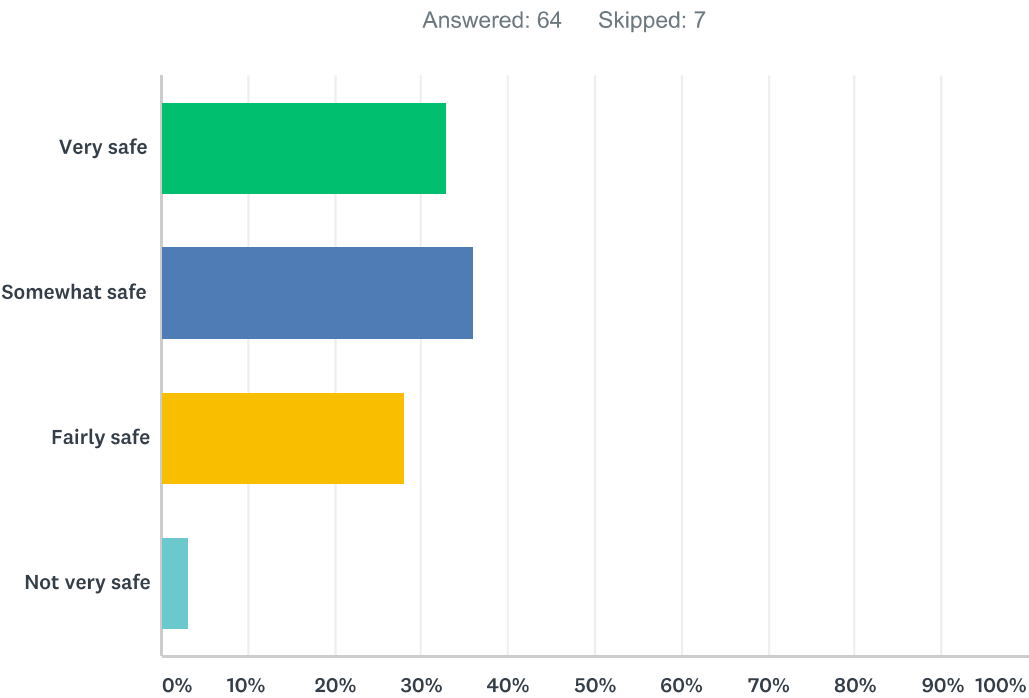
Q14 Does the Beach Cities Transit service include a service route that runs close to your work?

Answered: 61 Skipped: 10



ANSWER CHOICES		RESPONSES	
Yes		24.59%	15
No		16.39%	10
Not applicable		59.02%	36
Total Respondents: 61			

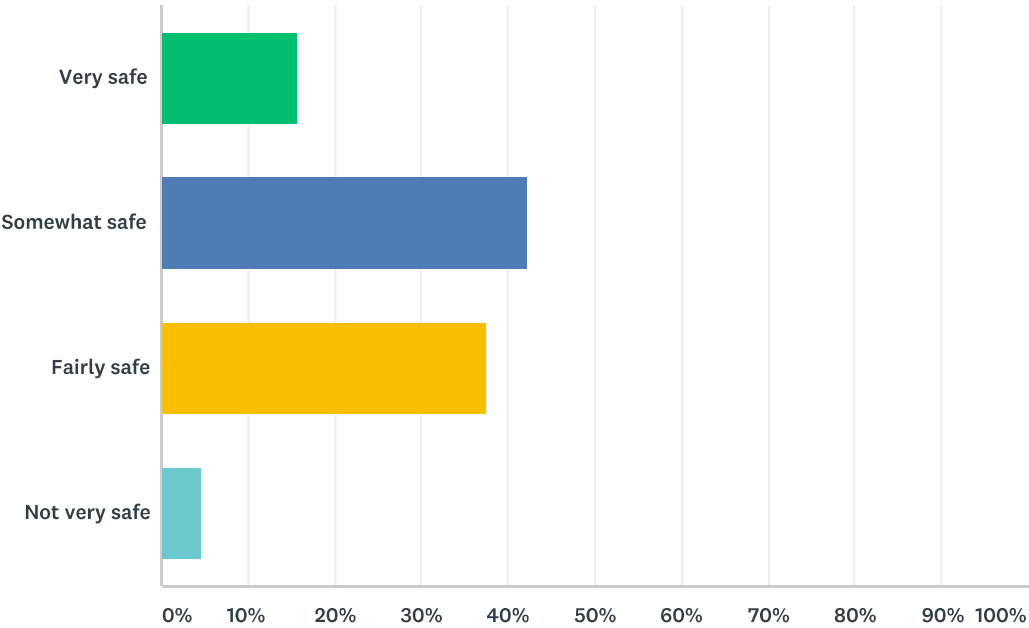
Q15 What is your perception of the safety of your neighborhood?



ANSWER CHOICES	RESPONSES	
Very safe	32.81%	21
Somewhat safe	35.94%	23
Fairly safe	28.13%	18
Not very safe	3.13%	2
TOTAL		64

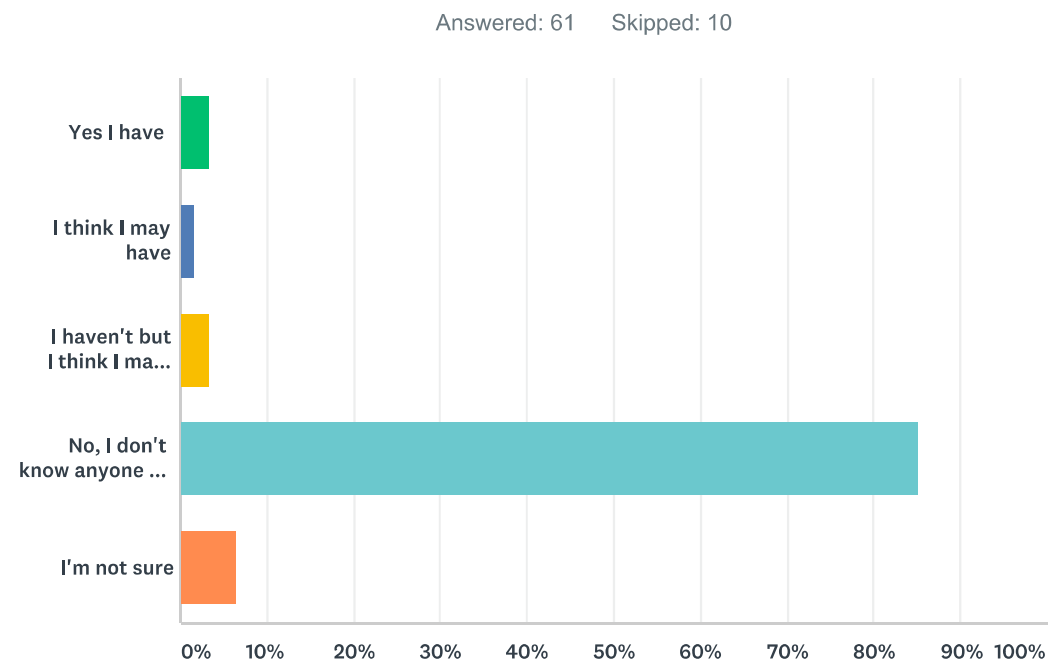
Q16 What is your perception of the safety of the City as a whole?

Answered: 64 Skipped: 7



ANSWER CHOICES	RESPONSES	
Very safe	15.63%	10
Somewhat safe	42.19%	27
Fairly safe	37.50%	24
Not very safe	4.69%	3
TOTAL		64

Q17 Have you or someone you know ever encountered any of the forms of housing discrimination described above?



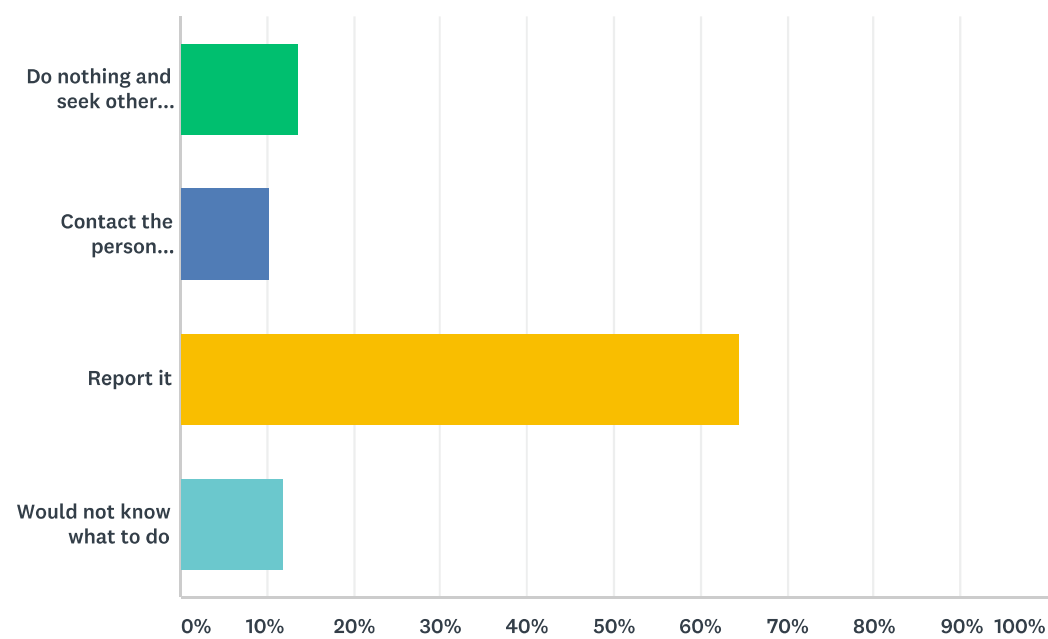
ANSWER CHOICES		RESPONSES	
Yes I have		3.28%	2
I think I may have		1.64%	1
I haven't but I think I may know someone who has		3.28%	2
No, I don't know anyone who has		85.25%	52
I'm not sure		6.56%	4
TOTAL			61

Q18 If you believe you or someone you know has encountered housing discrimination, please describe.

Answered: 7 Skipped: 64

Q19 What would you do if you encountered housing discrimination?

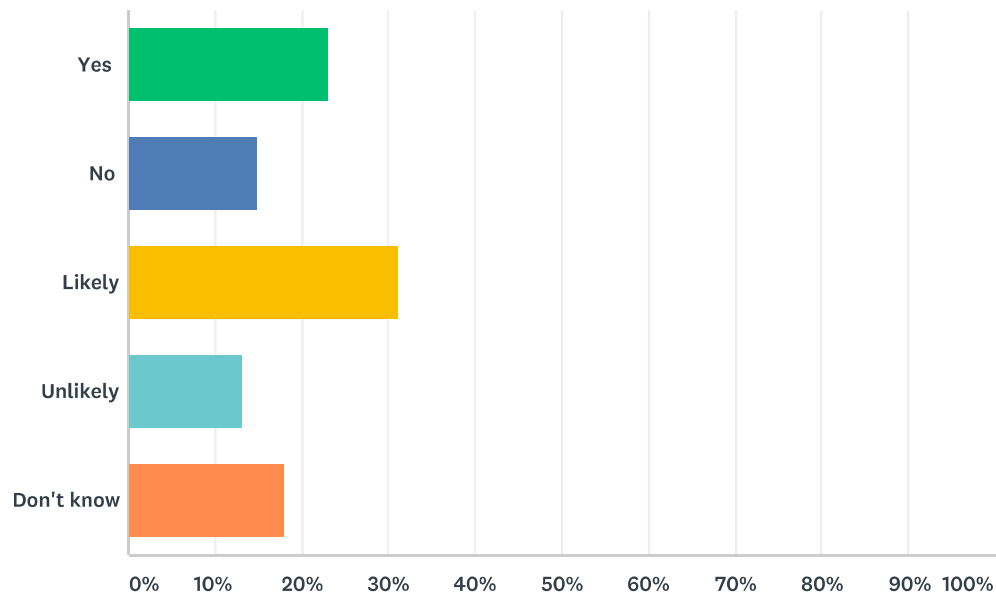
Answered: 59 Skipped: 12



ANSWER CHOICES	RESPONSES	
Do nothing and seek other housing options	13.56%	8
Contact the person responsible and let them know they are discriminating	10.17%	6
Report it	64.41%	38
Would not know what to do	11.86%	7
TOTAL		59

Q20 Do you believe housing discrimination occurs in Redondo Beach?

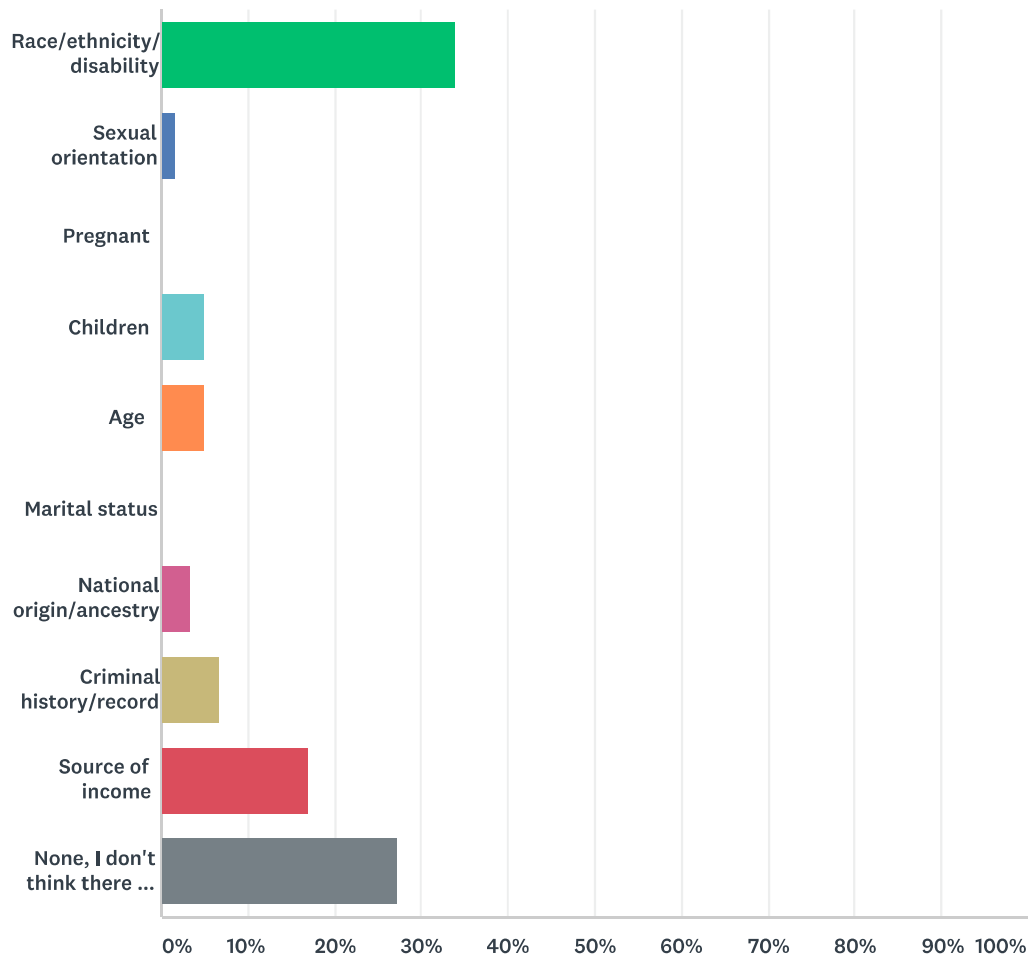
Answered: 61 Skipped: 10



ANSWER CHOICES		RESPONSES	
Yes		22.95%	14
No		14.75%	9
Likely		31.15%	19
Unlikely		13.11%	8
Don't know		18.03%	11
TOTAL			61

Q21 If you think housing discrimination is occurring, what types of discrimination do you think are most prevalent? (Please select all that apply)

Answered: 59 Skipped: 12

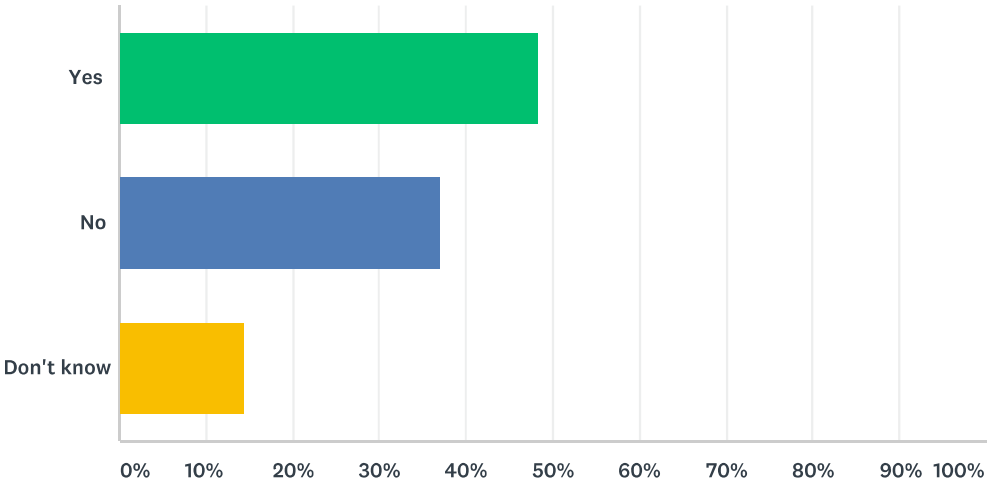


ANSWER CHOICES	RESPONSES	
Race/ethnicity/disability	33.90%	20
Sexual orientation	1.69%	1
Pregnant	0.00%	0
Children	5.08%	3
Age	5.08%	3
Marital status	0.00%	0
National origin/ancestry	3.39%	2
Criminal history/record	6.78%	4
Source of income	16.95%	10
None, I don't think there is any housing discrimination	27.12%	16

TOTAL	59
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Q22 Are you aware of a tenant's right to request, from a landlord, a physical change to make a home more accessible if necessary de to a disability (called "reasonable accommodation"?

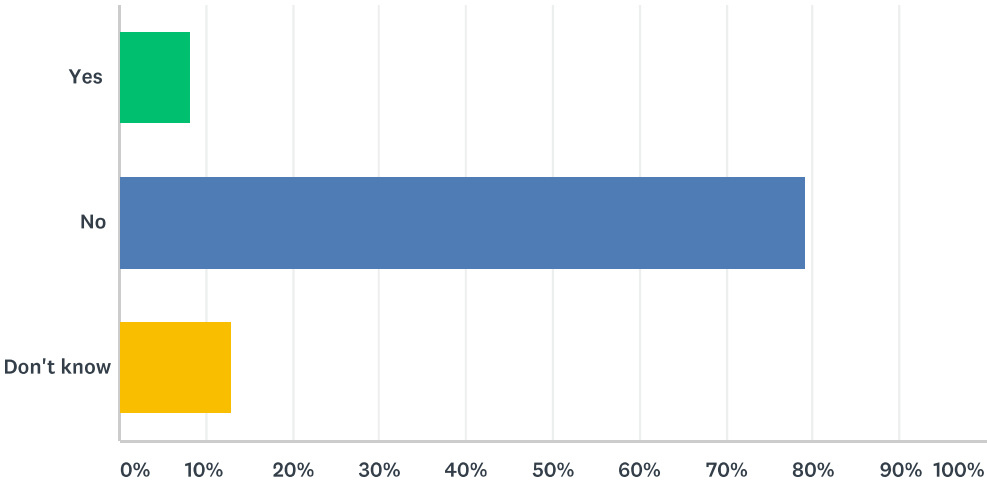
Answered: 62 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	48.39%	30
No	37.10%	23
Don't know	14.52%	9
TOTAL		62

Q23 Have you, or someone you know, ever made a request for a reasonable accommodation

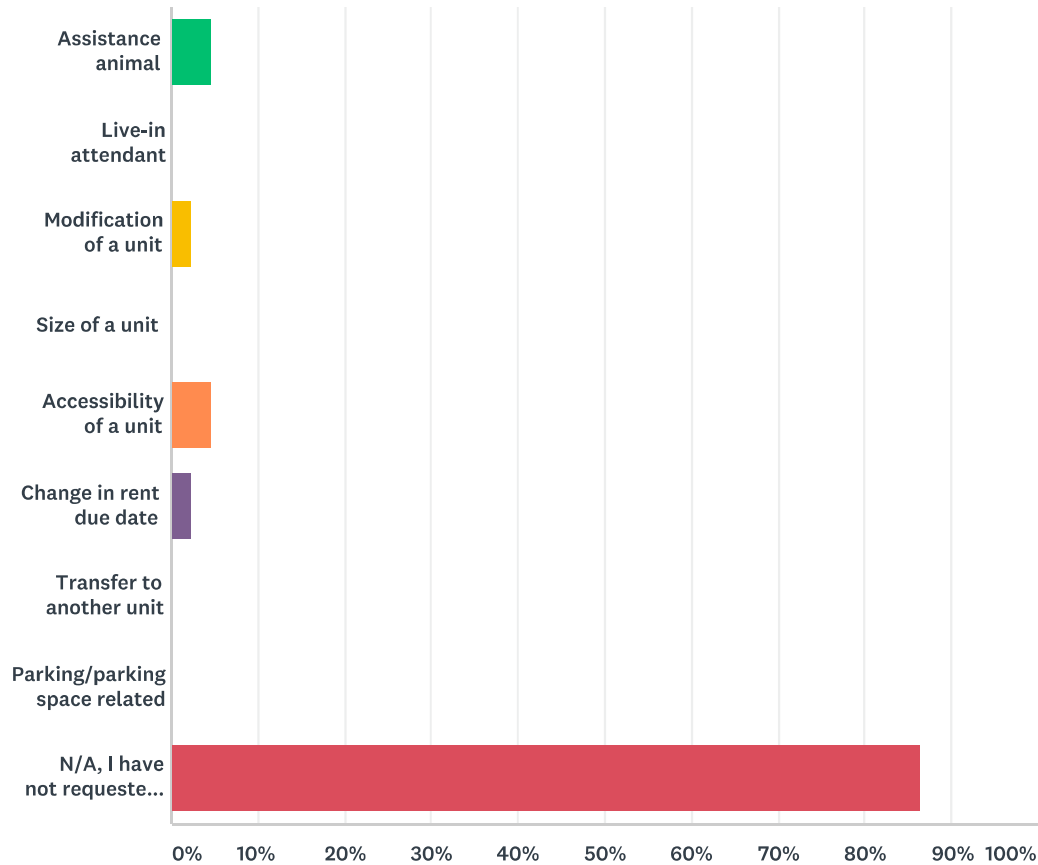
Answered: 62 Skipped: 9



ANSWER CHOICES		RESPONSES	
Yes		8.06%	5
No		79.03%	49
Don't know		12.90%	8
TOTAL			62

Q24 If yes, what type of accommodation and/or modification did you or the person you know request?

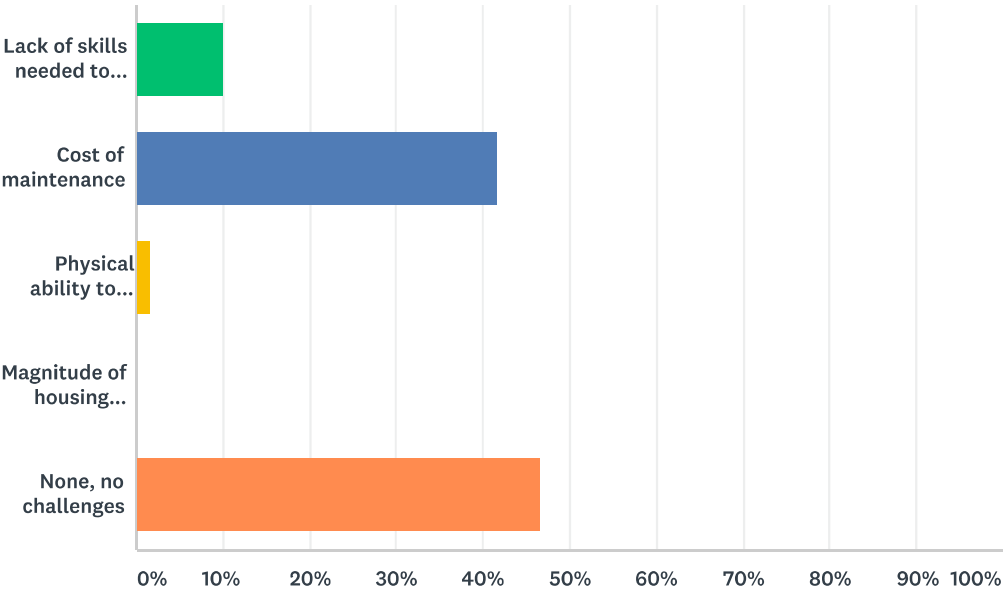
Answered: 44 Skipped: 27



ANSWER CHOICES	RESPONSES	
Assistance animal	4.55%	2
Live-in attendant	0.00%	0
Modification of a unit	2.27%	1
Size of a unit	0.00%	0
Accessibility of a unit	4.55%	2
Change in rent due date	2.27%	1
Transfer to another unit	0.00%	0
Parking/parking space related	0.00%	0
N/A, I have not requested accommodation	86.36%	38
TOTAL		44

Q25 What are the most pressing challenges you have with maintaining your home?

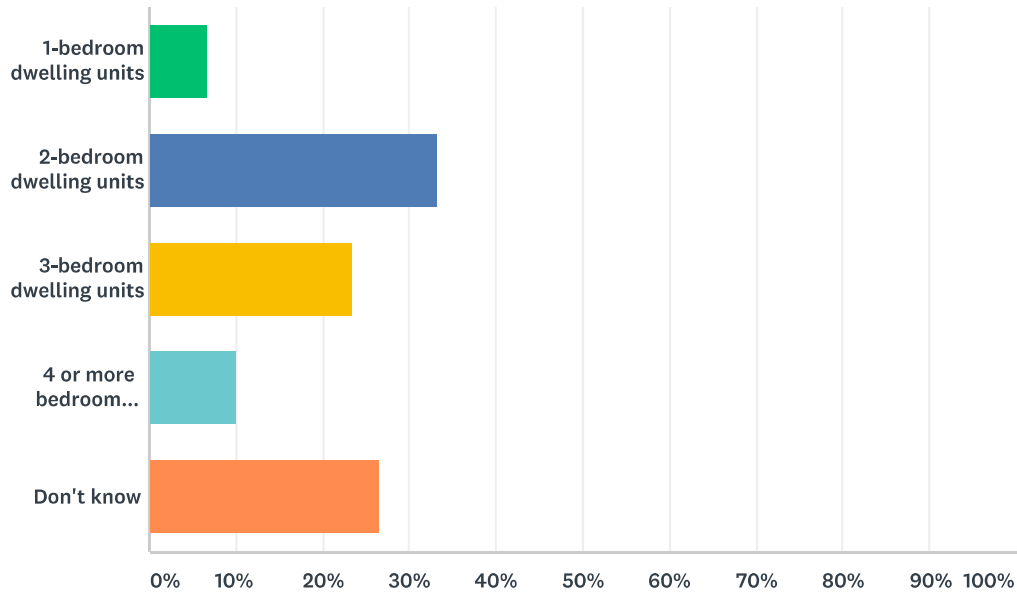
Answered: 60 Skipped: 11



ANSWER CHOICES	RESPONSES	
Lack of skills needed to maintain	10.00%	6
Cost of maintenance	41.67%	25
Physical ability to maintain your home	1.67%	1
Magnitude of housing problems is overwhelming	0.00%	0
None, no challenges	46.67%	28
TOTAL		60

Q26 What size of housing units are most needed in the City of Redondo Beach?

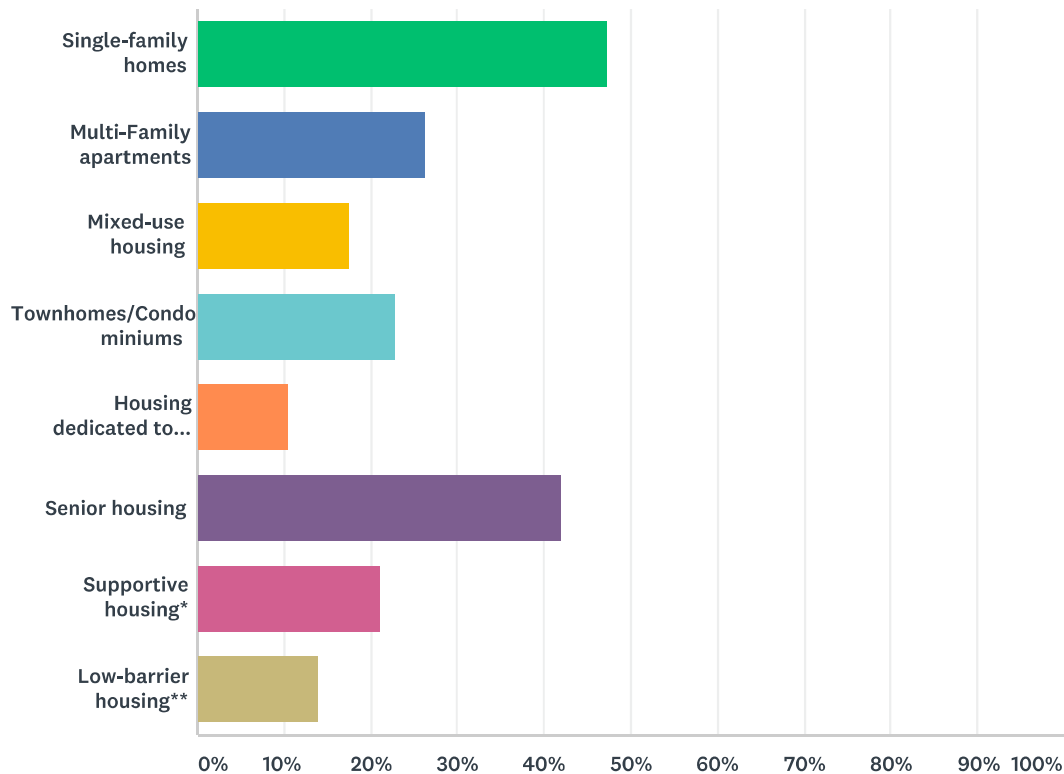
Answered: 60 Skipped: 11



ANSWER CHOICES	RESPONSES	
1-bedroom dwelling units	6.67%	4
2-bedroom dwelling units	33.33%	20
3-bedroom dwelling units	23.33%	14
4 or more bedroom dwelling units	10.00%	6
Don't know	26.67%	16
TOTAL		60

Q27 What type of affordable housing is most needed in Redondo Beach? (Select all that apply)

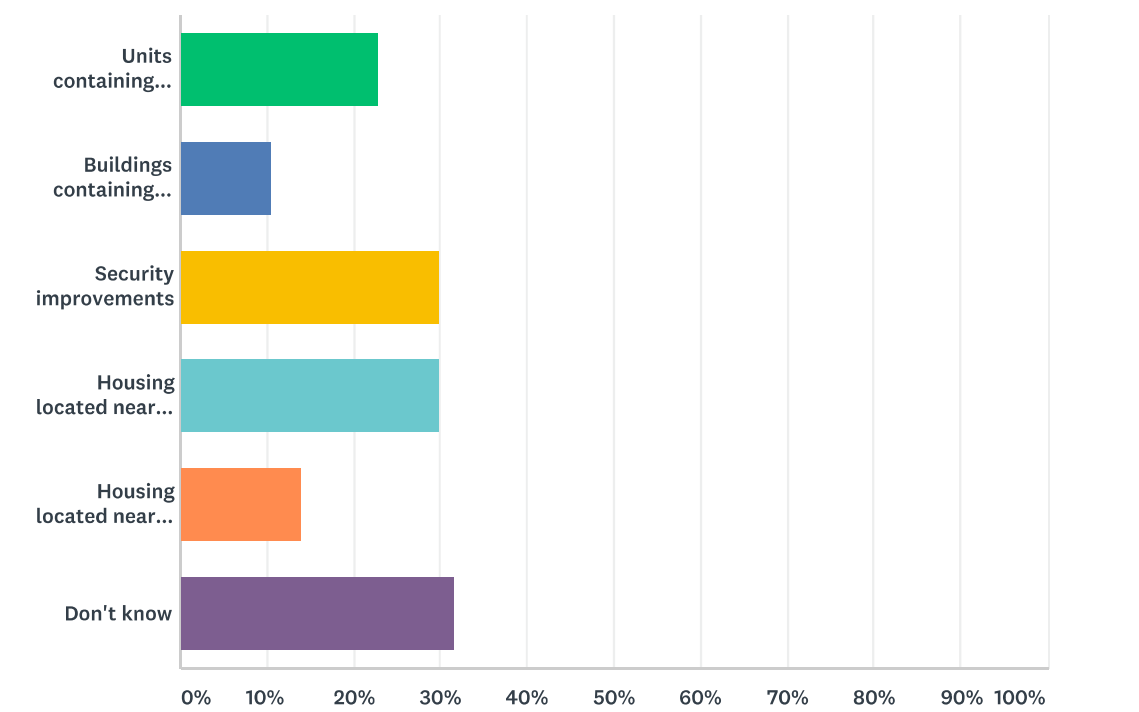
Answered: 57 Skipped: 14



ANSWER CHOICES	RESPONSES	
Single-family homes	47.37%	27
Multi-Family apartments	26.32%	15
Mixed-use housing	17.54%	10
Townhomes/Condominiums	22.81%	13
Housing dedicated to those with mental and physical disabilities	10.53%	6
Senior housing	42.11%	24
Supportive housing*	21.05%	12
Low-barrier housing**	14.04%	8
Total Respondents: 57		

Q28 What housing amenities do you think are needed in Redondo Beach?

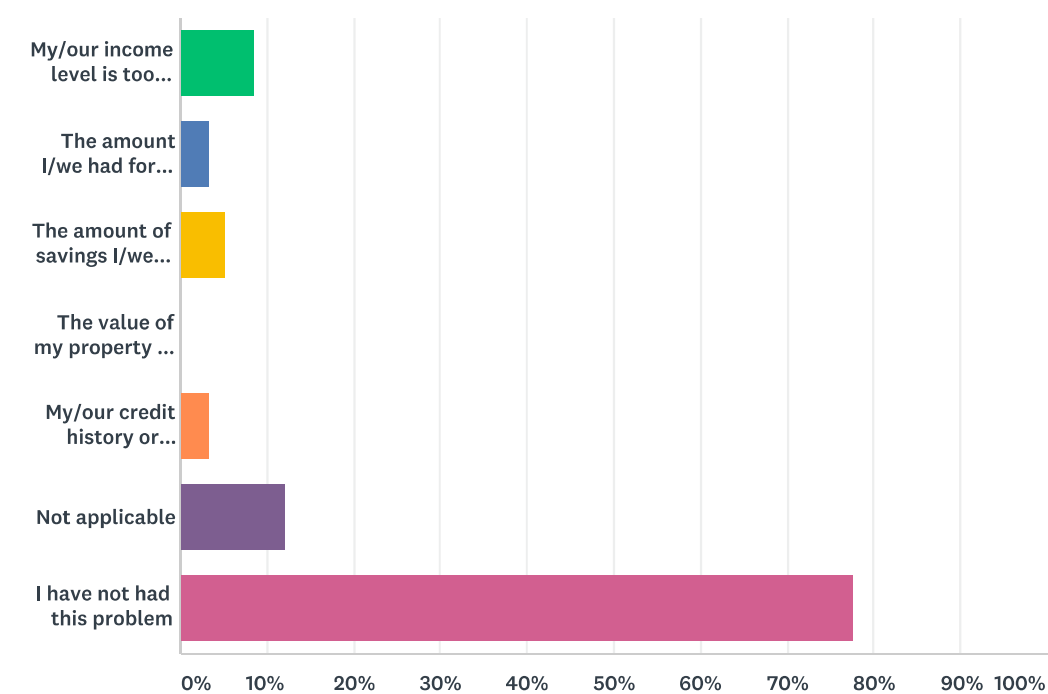
Answered: 57 Skipped: 14



ANSWER CHOICES	RESPONSES	
Units containing accessible kitchens and bathrooms	22.81%	13
Buildings containing elevators	10.53%	6
Security improvements	29.82%	17
Housing located near transit	29.82%	17
Housing located near schools and parks	14.04%	8
Don't know	31.58%	18
Total Respondents: 57		

Q29 If you have ever applied for a home loan and your application was NOT approved, which of the following reasons were you given?

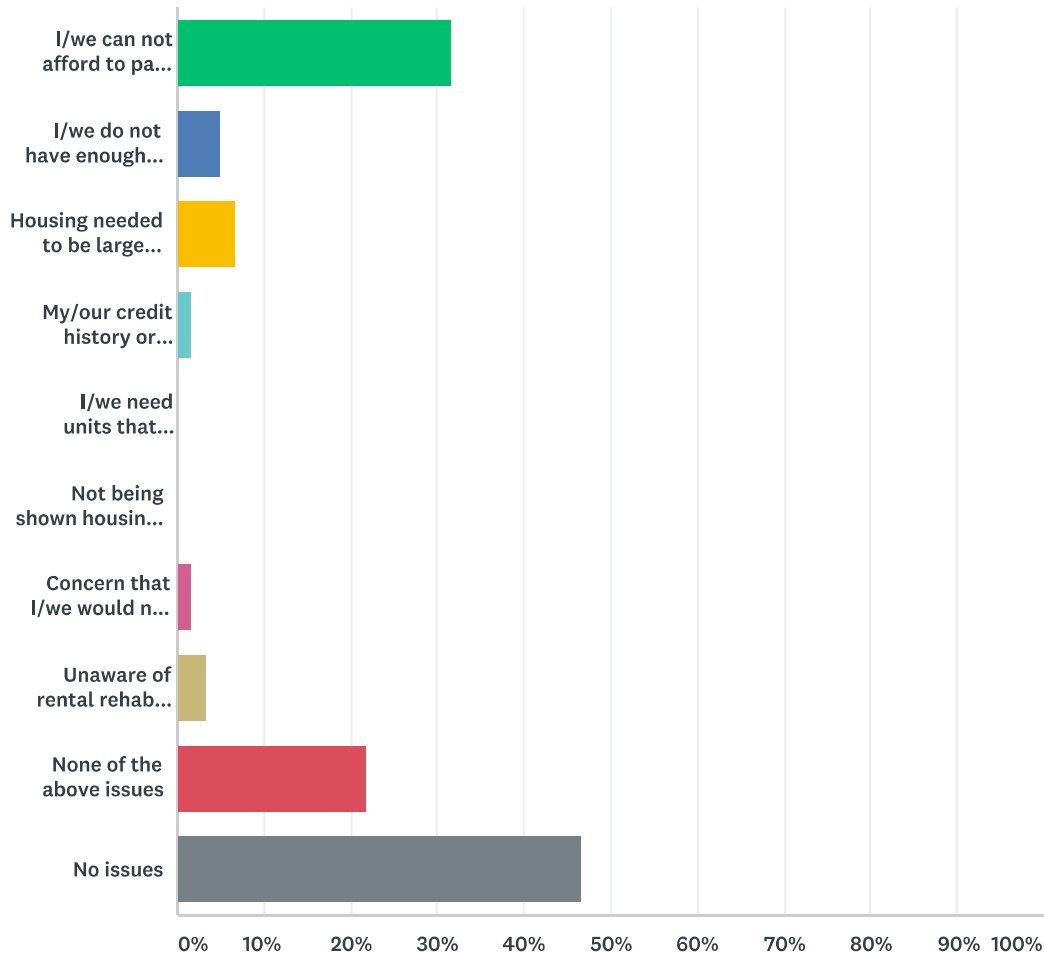
Answered: 58 Skipped: 13



ANSWER CHOICES	RESPONSES	
My/our income level is too low	8.62%	5
The amount I/we had for a down payment was too little	3.45%	2
The amount of savings I/we had was too little	5.17%	3
The value of my property was too low	0.00%	0
My/our credit history or credit score was too low	3.45%	2
Not applicable	12.07%	7
I have not had this problem	77.59%	45
Total Respondents: 58		

Q30 Which of the following issues, if any, have limited your housing options in a preferred neighborhood or area in Redondo Beach? (Please select no more than 3)

Answered: 60 Skipped: 11

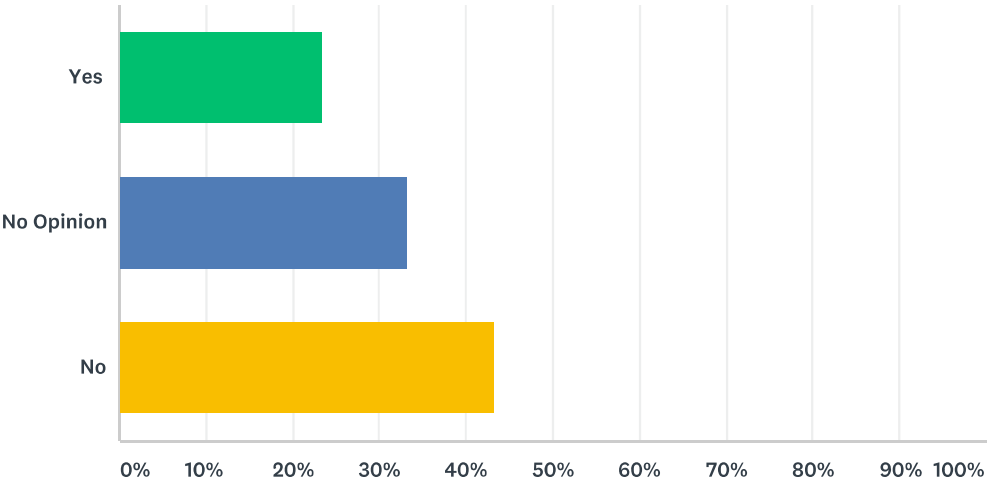


ANSWER CHOICES	RESPONSES	
I/we can not afford to pay for rent or mortgage in a preferred neighborhood	31.67%	19
I/we do not have enough money for a security deposit	5.00%	3
Housing needed to be large enough for my/our household	6.67%	4
My/our credit history or credit score was too low	1.67%	1
I/we need units that accommodate a disability (i.e. wheelchair accessible)	0.00%	0
Not being shown housing in the neighborhood(s) I/we wanted to move to	0.00%	0
Concern that I/we would not be welcome in the neighborhood	1.67%	1
Unaware of rental rehab programs that may be available	3.33%	2
None of the above issues	21.67%	13
No issues	46.67%	28

Total Respondents: 60

Q31 Do you feel local land use regulations support the development of affordable housing?

Answered: 60 Skipped: 11



ANSWER CHOICES		RESPONSES	
Yes		23.33%	14
No Opinion		33.33%	20
No		43.33%	26
TOTAL			60



PLAN TO ATTEND!
THE CITY OF REDONDO BEACH IS HOSTING A
COMMUNITY MEETING

WHEN: SEPTEMBER 18, 2019

TIME: 6:00-8:00 PM

WHERE: Redondo Beach Performing Arts Center at
1935 Manhattan Beach Blvd, Redondo Beach, CA
90278.

Why is this important to you?

Public input is critical to understanding community needs and setting funding priorities for housing, social services, and neighborhood improvements. Activities eligible for CDBG funding for low- and moderate- income families and neighborhoods include:

- Community services
- Economic development assistance
- Improvements to public infrastructure and facilities
- Affordable housing
- Homelessness

You are the Public!

When you Make Your Voice Heard, you are helping City leaders prioritize spending for you, your family, and your community.

Take our Community Survey:

[HTTPS://WWW.SURVEYMONKEY.COM/R/REDONDOBEACHSURVEY](https://www.surveymonkey.com/r/REDONDOBEACHSURVEY)

Analysis of Impediments & Consolidated Plan

Public Meeting

City of Redondo Beach
September 18, 2019 @ 6:00 PM

Attendees

Number of Attendees: 25

Attendees were predominantly Caucasian, over 50 years in age, were long time (10+ years) residents, and were members of the Redondo Beach Resident Action Committee.

Community Input

1. What are the changes you see with the needs of the Redondo Beach community? What do you feel should be your top priorities in the next 2-3 years?
 - More funds dedicated for ADA improvements and senior facilities due to a noticeable increase in an aging population. Create more facilities and services for seniors, programs and services for seniors.
 - Extend existing bike paths to North Redondo Beach.
 - Create an outreach program that would engage families in a different way to learn and address their needs.
 - Address people experiencing homelessness and create ways to integrate them into the community (i.e. mental illness, domestic violence, drug addicts)
 - Children and seniors are a vulnerable population exposed to crime and harm on a daily basis. Provide greater protection and safety improvements that benefit children and seniors. (residents are exposed to human waste and needles on the beaches and in neighborhoods)
 - Reinstitute the RSVP Program. Funding for this program ended 2 years ago. The program worked with schools to tutor at-risk students.
 - Get people more involved with children's education, particularly 8 and under
 - There is a need for educational programs that can connect seniors and children.
2. What are the infrastructure projects you feel CDBG funds should be spent on?
 - Programs and infrastructure in Senior housing development to promote active senior life and provide people with activities outside the facilities
 - Improve HVAC system in public or community buildings i.e. local club facilities
 - "Safe" Parking lots – dedicated to solely parking and not as emergency shelter areas
 - Provide more bicycle paths
 - Relocate power lines underground
 - Reinstitute the Handyman Program; and the Façade Improvement Program both funded through CDBG funds
 - Buss pass program not only for seniors but for people working in Redondo Beach (i.e. cheaper fares for working people)
 - Provide housing options for veterans and homeless veterans
 - Increase Redondo Beach's resident earning capacity:

- I. More employment options;
 - II. Paying livable wages
 - Reduce taxes Tax so that residents have more money to pay rent
 - Work with agencies such as “Better Block” or “Block watch” programs to increase safety in our neighborhoods. Where?
 - I. Riviera Village; around churches;
 - There are two sets of homeless populations:
 - I. The transient homeless
 - Police gives tickets to homeless to people
 - Manhattan Beach transfer people to Brea
 - We have little capability with dealing with these sets
 - II. The Truly homeless that have mental and physical disabilities
3. What do you feel are the most common/pressing housing problems? How do you feel we can overcome these problems?
- Affordable housing
 - NIMBYS
 - High Land prices
 - Low vacancy rates has caused a lack of rental housing
 - I. Promote Section 8 programs because it works in Redondo Beach;
 - II. Provide housing for certain income levels
 - Decreasing home ownership rates. There is an aversion to building housing; 50% of population rents; houses are being rented out instead of people owning
 - I. Approve new infill projects that are inclusionary (governing a certain number of units attainable to lower-income families)
 - Better tracking system for Section 8 recipients
 - I. Concern for “displacing” people who can actually afford the market
 - Losing some development due to disputes with land development and landlords
 - Overcome housing problem by: making housing more lucrative for developers; building affordable housing more lucrative
4. Do you feel there is local support for the development of affordable housing? If not, why?
- Building affordable housing is not cost feasible. “The Numbers don’t work”. And there is not enough interest or subsidy money to make it happen.
 - Residents generally do not support increased density
 - Expenses increase as density increases.
 - I. There is a believe that residents will suffer as a result of increased density. Density causes added expenditures on infrastructure improvements and increased traffic.
 - II. Real estate continues to be expensive in Redondo Beach because of its favorable location
 - Cost of renting keeps rising. There is no controls to steady increased costs.

Comments/Concerns/Suggestions

- Provide an explanation over the difference between CDBG and HOME funding.
- Provide information on how the City has allocated CDBG/HOME money, specifically Public Facilities, over the previous five years.
- How much money does the City receive? One attendee stated “\$200,000 per year only. Why even have that money?”
- Provide a listing of the stakeholders for the project.
- A resident feels that the City shouldn’t provide faith-based organizations funding because it exacerbates the homeless problem.
- Partnerships are important to addressing homelessness
- The City should continue to provide funding for social service agencies that can provide the right services needed.
- Provide fund for additional park land.
- The City needs to protect “truly homeless” (vulnerable homeless population including people whom have mental or physical health disabilities) and should create a strategy to handle the homeless people who are mean and belligerent to resident families.



PUBLIC MEETING NOTICE
Community Development Block Grant
5-Year Strategic Consolidated Plan
FY 2020-2024
City of Redondo Beach

NOTICE IS HEREBY GIVEN that the City of Redondo Beach will conduct a public meeting on Wednesday, **September 18, 2019** at 6:00-8:00 PM at the Redondo Beach Performing Arts Center at 1935 Manhattan Beach Blvd, Redondo Beach, CA 90278. This meeting promotes the FY2020 – 2024 - 5-Year Consolidated Plan and 2020 Action Plan.

The U.S. Department of Housing and Urban Development (HUD) requires the City of Redondo Beach to prepare a five-year Consolidated Plan, along with an annual “Action Plan” outlining the use of U.S. Housing and Urban Development (HUD) funds for the Community Development Block Grant Program (CDBG).

At this time the City is also required to update its 5-year Analysis of Impediments to Fair Housing Choice or “AI” as required by HUD. HUD regulations govern CDBG grants (Title 24 Code of Federal Regulations, Part 91) requiring each grantee certify as a condition of its grant that the grantee is “affirmatively furthering fair housing.” This includes (1) conducting an analysis of impediments to fair housing choice; (2) taking appropriate actions to overcome the effects of impediments identified through that analysis; and (3) maintaining records reflecting the analysis and actions.

The City of Redondo Beach will collect information on the housing, community, and economic development needs for the City and assemble a consolidated strategic plan for funding years 2020 - 2024.

All Redondo Beach citizens are invited to voice their comments regarding housing/community development needs, strategies to meet identified needs, and identifying barriers to those needs. Public input is an essential component of this planning effort.

It is the policy of the City of Redondo Beach to ensure services are meaningfully accessible to qualified individuals with disabilities in accordance with the Americans with Disabilities Act. Upon request, auxiliary aids and accommodations are available to individuals with disabilities. Persons seeking accommodation should contact the City of Redondo Beach a minimum of 5 days prior to the public meeting.

Mayor: Bill Brand

Please direct all comments and inquiries to:
John La Rock, Community Services Director
City of Redondo Beach
1922 Artesia Blvd.
Redondo Beach, CA 90278
(310) 318-0671
john.larock@redondo.org

Social service stakeholder interview meetings were conducted in July and August 2019 at individual sites or by direct phone contact with the following agencies:

- Project: NEEDS
- South Bay Children's Health Center
- Family Promise of South Bay
- LA County Public Health Department
- LA Development Authority
- LA County Public Health Department
- Salvation Army
- Fair Housing Rights Center
- Family Counseling Services
- Los Angeles Center for Alcohol and Drug Abuse

STAKEHOLDER OUTREACH MAJOR THEMES:	ISSUES AND NEEDS
HOMELESSNESS	<ul style="list-style-type: none"> - Homeless population is increasing and is underserved by social service agencies. - Increased funding for service agencies. Budgets for homeless services are taxed by the rising number of homeless. Level of service is decreasing. Volunteer training and continuing education for staff - South Bay area needs a shelter with overnight accommodations and restrooms and showers. The closest shelter is nearly 15 miles away. - Lack of transitional housing space. - People are living on the streets and in parks. - Increasing gap in housing affordability and basic services. Level of support for families is not increasing as fast as the cost of living.
PRIORITY HOUSING NEEDS	<ul style="list-style-type: none"> - Supportive housing for those near homeless. - More affordable housing units for low and extremely low income. The cost of a single family home is not relatable to the salaries of low and moderate income families. - More available units. When housing is scarce, discrimination against tenants increases. There is an extreme shortage of affordable units. Voucher recipients can not find homes. - Smaller two bedroom homes and single occupancy units. - Lower construction and labor costs. - Landlords willing to accept housing choice vouchers. Landlord education on homeless issues, rental contracts, eviction processes, criminal activity awareness, and rental assistance resources.
POTENTIAL SOLUTIONS TO HOUSING PROBLEMS	<ul style="list-style-type: none"> - Expand local housing agencies' capacity house more families, rehab existing homes and build new homes. - Encourage a "Housing First Model" during a housing placement process by providing wrap around services, broadband access and technology literacy. Create a strategy for long-term placement. - Fully utilize or expand agencies that offer housing placement services.

	<ul style="list-style-type: none"> - Fund “after placement” entry services that provide groceries, furniture, small scale kitchen utensils and equipment. - Housing agencies can partner with the City to create an efficient land development approval process. - Update local housing elements to include policies for: affordable housing in new development; promote and support the development of short-term living spaces that can accommodate individuals and groups. - Support building conversions for short-term or transitional housing. - Educate the community on what homelessness is and create advocacy for local and regional programs.
TOP FAMILY ISSUES	<ul style="list-style-type: none"> - Family incomes are not keeping up with housing costs. - Increasing number of families using Medi-Cal and Smile California benefit programs. About 5% each year. - Low and moderate income parents are strapped for time and cannot attend children’s functions and school programs. - Special needs population is underserved particularly elderly
PRIORITY FAMILY SERVICES	<ul style="list-style-type: none"> - Workforce development and skills training. - Increased number of service providers and operational money. - Resource guide for families needing assistance. i.e. rental assistance, house maintenance, literacy, language classes, and child care. - Decrease the time it takes to receive needed services.¹ - Technology skill for families.
HOUSING AND SERVICE POLICIES	<ul style="list-style-type: none"> - Decrease racial disparities related to wages and services offered. Environmental justice policies for affordable housing. Particularly in siting new housing location. - Develop local land use policies for inclusionary housing. - Rental inspection policies and active codes enforcement. - Re-evaluate shelter policies that refrain from separating families. - Create housing policies for rent stabilization. Particularly for young adults, people with disabilities and senior residents. People without family are more likely to become homeless. - Require wrap-around services for families purchasing a home for the first time such as budgeting, general maintenance, and maintaining good credit. - Support the practice, process and development of integrated affordable housing.

	<ul style="list-style-type: none"> - Review land use ordinances to support higher density residential development. - Provide education and a process for families that experience homeless due to natural disasters or unforeseen housing problems.
FUTURE CDBG SPENDING	<ul style="list-style-type: none"> - Build more single occupancy units. - Create a robust vacant property redevelopment program. - Fund an agency to expand its housing placement services. Fully utilize the Coordinated Entry System as a tool to find available unit locations. - Fund “after placement” entry services that provide groceries, furniture, small scale kitchen utensils and equipment. - Fund social service agencies to increase programs for rapid rehousing. - Food pantry equipment upgrades. - Increase funding for homeless prevention services and programs. Particularly, rental assistance, eviction assistance, and deposit payments. - Programs that promote more resident volunteerism focused on community clean up and maintenance. - Create more green public spaces. - Family preservation programs.

¹There is often a delay in service of two to three weeks after an intake process for a family to receive the appropriate needed services.