



City of Redondo Beach

California

2020-2025 Consolidated Plan

APRIL 2020

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Executive Summary

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

1. Introduction

Each year the US Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the City of Redondo Beach, specifically Community Development Block Grant (CDBG) and other federal housing funds. In order to receive these funds, the City must complete a report every three to five years called the Consolidated Plan.

The purpose of the Consolidated Plan (ConPlan) is to identify Redondo Beach's housing and community development needs, priorities, goals, and strategies and to stipulate how funds will be allocated to housing and community development activities over the next five-year period of the ConPlan.

The City's Community Services Department was the lead agency in developing the 2020-2024 ConPlan. The plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite (launched in July 2019), including the ConPlan template in IDIS (Integrated Disbursement and Information System). Most of the data tables in the plan are populated with default data from the US Census Bureau, mainly 2010-2017 Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data. Other sources are noted throughout the plan, including the addition of more recent data where practical. The research process involved the analysis of the following key components: demographic, economic, and housing data; affordable housing market; special needs populations (homeless and non-homeless); consultation with public and private agencies; and citizen participation.

The planning process also included the development of the first-year Annual Action Plan (AAP), which is an annual plan the City prepares pursuant to the goals outlined in the ConPlan. The AAP details the activities the City will undertake to address the housing and community development needs and local objectives using CDBG and other housing funds received during program year 2020-2021.

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

1. Executive Summary
2. Process
3. Needs Assessment
4. Market Analysis
5. Strategic Plan
6. AAP

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

Overview

The City has organized its priority needs according to the structure presented in HUD regulations (24 CFR 91.215): affordable housing, homelessness, and non-housing community development. Priority is assigned based on the level of need demonstrated by the data that has been collected during plan preparation, specifically in the Needs Assessment and the Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs. Based on all of these components, housing needs are considered a high priority, specifically senior housing and affordable rental assistance which are high priorities. Homeless services are a high priority, particularly emergency shelters and homeless services, which ranked fourth and seventh out of the top ten priority needs. The top non-housing community development needs included: senior and youth centers and services, infrastructure improvements for streets, sidewalks and ADA accessibility, as well as parks and recreation facility improvements. Expanding economic development opportunities was a low priority.

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

- 67,950 people residing in Redondo Beach (2017) comprising 27,820 households;
- Approximately 36% are at or below 80% of AMI and considered “low-income” per HUD regulations;
- 63.5% of Redondo Beach households experience cost burden (spend more than 30% of income on housing costs), while 84.6% of low-income renter households and 68.2% of low-income owner households were overpaying for housing;
- Los Angeles County homeless count data indicates a need to support programs that serve the homeless;
- City and resident input have identified a high priority for infrastructure and public facilities needs including: infrastructure improvements for streets, sidewalks and ADA accessibility and public facilities improvements for senior and youth centers and parks and recreation facilities; and
- An identified high priority need to fund public services programs to address the needs of low-income persons and special needs populations including youth, senior and disabled services.

During the five-year plan period, the City expects to receive approximately \$255,000 annually in CDBG funding, for a five-year total of \$1,275,000. Expenditures of CDGB funding totaled \$271,744 in 2018, and \$258,560 in 2019. The City uses CDBG funds for public services, public facilities and improvements, housing activities, and planning and administrative costs. The CDBG program’s primary objective is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Funds can be used for a wide array of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which outlines how the City met the needs and objectives outlined in the prior 2015-2019 ConPlan and AAP. The City’s

most recent 2017-2018 CAPER reports on the third year (July1, 2017 through June 30, 2018) of the five-year 2015-2019 ConPlan. The City's key accomplishments over the 2015-2019 ConPlan period include the following:

1. Provided housing rehabilitation loans and grants to assist 42 homeowners to preserve and improve their existing housing stock.
2. Assisted in providing equal access to housing.
3. Provided assistance to 762 persons for homelessness prevention with housing and supportive services.
4. Provided rental assistance utilizing the Section 8 Housing Choice Voucher Program to 38 new households.
5. Provided assistance to 489 seniors and persons with special needs through a variety of different programs.
6. Provided 701 Low/Mod income youths with dental and health services.
7. Provided assistance to 1,262 persons who were homeless or at-risk of homelessness with housing and supportive services.
8. Assisted 295 persons through public improvements in the form of new public facilities and infrastructure.
9. Assisted in providing equal access and fair housing for 532 homes.
10. Aided 393 victims of domestic violence.
11. Increased accessibility for 100 disabled persons and/or seniors by installing ADA Sidewalk Curb Ramp.
12. Helped 14 HIV/AIDS clients through a variety of different programs.

The loss of Low Mod Housing funds, as a result of the dissolution of statewide redevelopment agencies, has impacted the City's ability to implement its goals for affordable rental housing unit development and affordable purchase units. Despite these challenges, and the continual reduction in CDBG funding over the last several years, the City and its partners have continued to make efforts to achieve the objectives established in the previous ConPlan.

4. Summary of citizen participation process and consultation process

City staff encouraged citizens and local and regional organizations to participate during the 2020-2024 ConPlan process. There were several opportunities for City residents and agencies/organizations to offer input into the ConPlan process as noted below:

- In July 2019 the City made available on the City's website the Five-Year ConPlan Survey to solicit the community's input on the City's most pressing needs, particularly in the areas of housing, parks, community facilities, human services, and fair housing.
- During the annual public services solicitation of proposals from public service agencies conducted in July 2019, the twelve agencies were invited to participate in the City's on-line ConPlan Priority Needs Survey.
- As part of the City's consultation process a questionnaire was sent out to public service agencies serving the City asking them to identify their service populations and to note any changes in needs and gaps in service. Questions included: Current service levels, characteristics of your service population, recent changes in service levels or characteristics, anticipated changes, homeless services, and the current challenges in providing adequate service.

- A public hearing with City Council will be held around March or April 2010 for the purpose of informing the City Council on the ConPlan process and solicit public comments prior to the kick-off the 30-day review period for the ConPlan.
- A draft of the ConPlan will be made available for a 30-day public comment period will be held in April 2020.
- The ConPlan is anticipated to be adopted by the City Council after hearing any public comments at a public hearing in May 2020.

5. Summary of public comments

Lisa Daggett-Cummings, Executive Director of South Bay Children's Health Center, announced that the agency has been providing services in the South Bay since 1947. The agency provides dental services under their contract with the City. Since 1947 they have expanded to address needs of many more communities, the organization still sees Redondo Beach as their home and a high focus area. They provide both dental and mental health services to young residents while incorporating strong school and community-based partnerships in the Redondo Beach area. The program serves many low- and very-low-income households.

Daniella Alcedo from Los Angeles Homeless Services Authority (LAHSA), said that the authority uses their funding for outreach, data collection, and support towards service providers working with the homeless. They help to support the city work with the homeless, providing them with data, funding, and support. Their funding stems from HUD applications, but also includes local and state funding. In addition, they contract with numerous agencies and non-profits around the city in an effort to help increase homeless support in the area, including Redondo Beach.

Donna Barr, Director of 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.

Karen Tucker, Executive Director of Family Promise, uses funding to support 40 individuals per month in Redondo beach. 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.

Dr. Paul Simon, Los Angeles County Public Health Department, stated the Department is responsible for public health, healthy communities, and healthy people within the County, which includes Redondo Beach. Their federal and state funding goes to programs within the community. They Department measures illnesses occurring in the region's population and evaluate its short and long term health impacts. The Department recognizes the shortage of affordable housing in the area as an on-going pressing issue, forcing people into cheaper, unsafe neighborhoods or even homelessness. The Department's desire is to have stronger requirements for affordable housing and to expand temporary housing services.

Linda Jenkins, Executive Director, Los Angeles Development Authority, in a recent interview, stated the need for housing is priority for the Authority. The Authority oversees grant funds from the County, granting funding to developers who incorporate housing and or housing upgrades that support special need populations. This funding is bolstered through CDBG funding, and 20% of their supported development projects must include support for low-to-moderate-income populations. She stated that permanent and transitional housing is a priority need for the City.

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

The City did not receive any comments that were not accepted. Any public comments received were incorporated into the ConPlan.

7. Summary

The Strategic Plan outlined in the ConPlan is the result of all the information gathered and consultations held throughout the ConPlan planning process. The City's overall objective for the Community Development Block Grant (CDBG) program is to create a viable community by providing decent housing, a suitable living environment, and expanded economic opportunities, principally for persons of low- and moderate-income. To accomplish this objective, the City of Redondo Beach adopted the following ConPlan goals, consistent with the primary objectives of the CDBG program:

- Decent housing;
- Suitable living environment; and
- Creating economic opportunities.

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The Community Services Department is responsible for overseeing the administration of the City's CDBG program including administration of the grant, preparation of required reports and implementation of grant-funded programs. The Administrative Analyst in the Community Services Department over-see the day-to-day administration of the CDBG Program. A consultant is under contract with the City to assist with program administration responsibilities.

Consolidated Plan Public Contact Information

City of Redondo Beach Community Services Department
1922 Artesia Boulevard, Redondo Beach, CA 90278

Attention: John La Rock, Community Services Director, (310) 318-0671, john.larock@redondo.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

In preparing the ConPlan, the City consulted with a variety of agencies, including local and regional community-based organization, the Los Angeles County Continuum of Care (CoC), Los Angeles County Department of Public Health Epidemiologist Childhood Lead Poisoning Prevention Program, Housing Authority of the City of Redondo Beach, and others.

The goal of the consultation process was to gather data to help determine the priority needs of Redondo Beach residents and opportunities for coordination to improve availability and access to services.

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

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

The City of Redondo Beach is located in Los Angeles County where many of the larger cities operate fairly independently, such as those that have independent housing authorities including Redondo Beach. There are opportunities to enhance coordination between service departments and agencies. The City of Redondo Beach funds a number of 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.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Redondo Beach is a participant in the Los Angeles Homeless Services Authority (LAHSA) CoC. The City is served by the Service Planning Area 8 (SPA 8) located in the South Bay. SPA 8 is comprised of 18 cities including Redondo Beach and five unincorporated areas. During the consultation process it became clear that the needs of homeless persons in the City and the surrounding area are served through a network of agencies and service providers including: LAHSA; the City; Redondo Beach Police Department; the school districts in the area; and social service agencies. During program year 2019-2020,

the City is allocating funds to organizations in the area that provide a range of services to homeless populations located within SPA 8.

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

The City of Redondo does not have sufficient population to receive ESG funding directly. The Los Angeles Housing Services Authority (LAHSA) administers ESG funding in the Los Angeles County metropolitan area. The Homeless Management Information System (HMIS) is used by the CoC to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Through the HMIS system, a community should be able to collect information from projects serving homeless families and individuals to use as part of their needs analyses and to establish funding priorities.

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

1.	Agency/Group/Organization	Family Promise of South Bay
	Agency/Group/Organization Type	Housing Family Services
	What section of the Plan was addressed by Consultation	Needs Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a stakeholder interview and responded to local needs by recently creating a transitional housing program.
2.	Agency/Group/Organization	LA County Public Health Department
	Agency/Group/Organization Type	Health Services
	What section of the Plan was addressed by Consultation	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interview on 8/2/2019 and expressed interest in strengthening health services, especially help towards minority infants in the region due to an imbalance in mortality rates.
3.	Agency/Group/Organization	LA Development Authority
	Agency/Group/Organization Type	Housing Development Affordable Housing
	What section of the Plan was addressed by Consultation	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City consultant met with representatives for a stakeholder interview on 7/17/2019 and expressed interest in increasing accessible development.
4.	Agency/Group/Organization	South Bay Children's Health Center
	Agency/Group/Organization Type	Public Services Services-Health Low-income households
	What section of the Plan was addressed by Consultation	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in a stakeholder interview and questionnaire in September 2019. The agency expressed a desire to bridge gaps in health care access for low-income populations.
5.	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Public Services Low-income households

	What section of the Plan was addressed by Consultation	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City consultant discussed the needs for low-income individuals in the area, especially the needs for food and the cost for holistic services for low-income households.
6.	Agency/Group/Organization	Fair Housing Rights Center
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City consultant participated in stakeholder interview to discuss the need for fair housing.
7.	Agency/Group/Organization	Project Needs
	Agency/Group/Organization Type	Public Services Services-Meals Program Low-income households Homeless
	What section of the Plan was addressed by Consultation	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in stakeholder interview and questionnaire about need for services they provide. There is a demand for the food program from low-income and homeless persons.
8.	Agency/Group/Organization	Family Counseling Services
	Agency/Group/Organization Type	Public Services
	What section of the Plan was addressed by Consultation	Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Completed a stakeholder interview and discussed need for counseling services, including mental health services for low-income individuals.
9.	Agency/Group/Organization	Los Angeles Center for Alcohol and Drug Abuse
	Agency/Group/Organization Type	Community Support Organization
	What section of the Plan was addressed by Consultation	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a stakeholder interview and questionnaire and expressed a desire to bolster transitional programs.

Table 2 – Agencies, groups, organizations who participated

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
CoC	Los Angeles Housing Services Authority	Both address issues pertaining to homelessness and special needs housing.
Housing Element	City of Redondo Beach	Both Include the goal of fostering affordable housing

Table 3 – Other local / regional / federal planning efforts

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

The California Department of Public Health cooperated with the Los Angeles County Department of Public Health Epidemiologist Childhood Lead Poisoning Prevention Program to provide data on childhood lead-based paint poisoning. In addition, significant aspects of the plan development process included consultations with the CoC and its membership, which comprises both public and private nonprofit and for-profit entities, as well as private citizens. The Strategic Plan section of this plan includes a listing of some of the agencies that participate in the CoC.

Narrative (optional):

The City of Redondo Beach solicited applications for 2019-2020 CDBG Public Services Grants and published a notice of funding availability on February 14, 2019. Applications were accepted until March 8, 2019. During this period, the City received applications from the following social service agencies:

1. Disability Community Resource Center – Independent Living Services (ILS) Program
2. Housing Rights Center – Fair Housing Services
3. Redondo Beach Salvation Army – The Salvation Army Meals
4. 1736 Family Crisis Center
5. South Bay Family Health Care – Dental Clinic
6. St. Paul's United Methodist Church – Project: NEEDS

From this list of social service agencies, the City determined all applicant's programs were strongly aligned with the priorities of the City and community and designated funding for each.

PR-15 Citizen Participation

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

The City of Redondo Beach offered several opportunities for participation and comment throughout the ConPlan process, as shown below. There was a public hearing before City Council in April 2020. A final City Council public meeting was held in May 2020 for the adoption of the ConPlan.

The comments received through the citizen participation process were essential to identifying priority needs along with the results of the ConPlan survey. The majority of the needs identified throughout the ConPlan process are incorporated into the Needs Assessment and became the basis of the Strategic Plan priorities and goals.

The ConPlan survey highlighted the following areas as extremely important to address housing needs in the area:

- Stronger housing code enforcement
- Affordable rental housing
- Senior housing
- Homeownership down payment assistance

In addition, the ConPlan survey highlighted the following priorities as top community needs:

- Parks and Recreational Facilities
- Youth Centers
- Senior Centers

Top needs for homeless services were identified to be:

- Supportive Housing
- Permanent Housing
- Emergency Shelters

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	On-Line Survey	Redondo Beach Residents	ConPlan Priority Needs Survey was made available on the City's website. The survey generated a total of 71 responses.	See PR-15	All comments were accepted.
2	Neighborhood Newsletter Notification	Redondo Beach Residents	Solicitation of community input through notice of survey availability in Citywide newsletter.	See PR-15	All comments were accepted.
3	Letters to Public Services Agencies	Public Services Agencies	Letters sent out to all previously funded Public Services agencies inviting their participation in the survey.	See PR-15	All comments were accepted.
4	Public Services RFP	Public Services Agencies	RFP sent out to all previously funded Public Services requesting proposals to serve community needs.	Public Service Agencies helped to identify service needs in the community.	All comments were accepted.
5	Meeting	Redondo Beach Residents	Public Hearing with City Council to invite input on community needs as part of the ConPlan and invite community input.	Citizen input and comments will be included in the ConPlan.	All comments were accepted.
6	Public Review	Redondo Beach Residents	ConPlan made available for public review and comment for 30-day period.	Citizen input and comments will be included in the ConPlan.	All comments were accepted.
7	Meeting	Redondo Beach Residents	Public Hearing with City Council to adopt ConPlan and invite community input.	All citizen input and comments will be included in the ConPlan.	All comments were accepted.

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the plan provides a summary of Redondo Beach's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

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

The Needs Assessment identifies those needs with the highest priority, which form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD based on the 2011-2015 ACS. Other sources are noted throughout the ConPlan.

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

Summary of Housing Needs

The data in this section analyzes households with housing problems, those experiencing (1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30% of household income for housing costs); and (4) severe cost burden (spending over 50% of household income for housing costs).

The following income categories are used throughout the plan:

- Extremely low – households with income less than 30% of area median income (AMI)
- Very low – households with income between 30 and 50% of AMI
- Low – households with income between 51 and 80% of AMI
- Moderate – households with income between 81 and 120% of AMI
- Above moderate – households with income above 120% of AMI

Based on the data below, there are 67,695 people residing in Redondo Beach comprising 27,735 households. Of these households, approximately 26.7% are at or below 80% of AMI and considered “low-income” per HUD regulations. According to the 2013-2017 ACS 5-Year Estimate, 50.3% of households are owner-occupied and 49.7% are renter-occupied. There are also 2,109 vacant units in the City.

Overall 76.8% of Redondo Beach low-income households experience a housing cost burden (More than 30% of income spent on housing), while 78.4% of extremely low- and 81.6% very low-income households are paying too much for housing. This data aligns with the data in the tables below in that the most prevalent housing problem among both renter and owner households is housing cost burden. Overcrowding for renters is also a housing problem in the City, which reflects the inability of households to afford larger units, possibly as a result of a shortage of affordable housing for larger households.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	66,748	67,695	1%
Households	28,358	27,735	-2%
Median Income	\$92,365.00	\$105,145.00	14%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,045	2,430	2,920	1,895	18,440
Small Family Households	370	830	1,190	745	9,525
Large Family Households	10	4	205	35	970
Household contains at least one person 62-74 years of age	460	550	490	505	2,665

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	475	615	330	220	635
Households with one or more children 6 years old or younger	115	170	375	180	2,620

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	50	50	15	160	10	15	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	30	0	0	30	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	30	50	10	100	0	0	4	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	1,005	1,095	440	65	2,605	390	365	275	225	1,255

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	115	250	1,120	420	1,905	55	155	195	220	625
Zero/negative Income (and none of the above problems)	165	0	0	0	165	50	0	0	0	50

Table 7 – Housing Problems Table

Data source: 2011-2015 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,065	1,200	535	90	2,890	400	380	280	225	1,285
Having none of four housing problems	205	375	1,475	940	2,995	160	475	630	640	1,905
Household has negative income, but none of the other housing problems	165	0	0	0	165	50	0	0	0	50

Table 8 – Housing Problems 2

Data source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	200	680	810	1,690	89	140	80	309
Large Related	10	0	40	50	0	4	94	98
Elderly	515	330	210	1,055	260	335	205	800
Other	430	440	560	1,430	100	55	90	245
Total need by income	1,155	1,450	1,620	4,225	449	534	469	1,452

Table 9 – Cost Burden > 30%

Data source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	200	490	160	850	85	115	50	250
Large Related	10	0	15	25	0	4	4	8
Elderly	400	235	85	720	215	205	145	565
Other	430	425	185	1,040	90	40	75	205
Total need by income	1,040	1,150	445	2,635	390	364	274	1,028

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	10	70	50	10	140	0	0	4	0	4
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Total need by income	10	70	50	10	140	0	0	4	0	4

Table 11 – Crowding Information

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present (Age 6 or Younger)	115	140	285	540	85	100	135	320

Table 12 – Households with Children

Data Source: 2011-2015 CHAS

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

Single family households, especially those that are renters and those in the very low-to-extremely low-income categories, face severe cost burden as a housing problem and would benefit the most from housing assistance. This is a prevalent issue in Redondo Beach, causing single families to buy smaller houses, which leads to a common problem of overcrowding in their homes. As shown above, there are 140 cases of overcrowding (more than one person per room) among households that bring in the average income or less. Of these 140 cases, 100% are in single family households. 134 of them (95.7%) are in low-income households as well. Therefore, these vulnerable households are in need of housing assistance.

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

Housing data available from the Housing Authority indicates that the agency administers 613 Section 8 Vouchers (Housing Authority 2019 Annual PHA Plan). NA-35 reveals that about 22% of the vouchers are held by disabled families. The percentage of current voucher households with disabilities makes evident the need for affordable housing for individuals with disabilities.

What are the most common housing problems?

The most common housing problem faced by low-income households in Redondo Beach is cost burden. 76.8% of low-income households are paying a minimum of 30% of their income and 49.5% of renters in the low-income category are paying more than 50% of their income towards housing.

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

The problem of housing cost burden is more prevalent among owners (66.2%) than renters (60.7%). However, severe housing cost burden is more prevalent among renters (19.2%) than owners (13.8%). The percentage of households affected is far higher for all lower income categories among renter-occupied households than owner-occupied units. For extremely low-income renters, 80.81% are cost burdened, along with 92.33% of very low-income renters and 81.17% of low-income renters. For comparison, extremely low-income owner-occupied households experience cost burden at a rate of 79.29%, along with 66.29% of very low-income owners and 62.19% of low-income renters.

These differences are also apparent when it comes to severe housing cost burden. For extremely low-income renters, 72.05% experience severe housing cost burden, along with 69.01% of very low-income renters and 21.75% of low-income renters. This can be compared to a rate of 65.71% of extremely low-income owner households, along with 47.19% of very low-income owners and 33.33% of low-income owners.

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

Households, both individuals and families with children, in the extremely low-income group are at high risk of becoming homeless due to limited or lack of income or because of a high housing cost burden. Job loss coupled with a shortage of affordable housing further increases the risk of homelessness for individuals and families with children in the extremely low-income group. According to the 2019 Greater Los Angeles Homeless Count, there were 4,409 homeless persons reported in the South Bay (SPA 8) on a given night. 85% were single adults, 581 were in families and 0 were unaccompanied youth. Single adults (including transition ages, 18-24, as well as veterans) made up 87% of the homeless population with families making up 13%. The 0% representation of youths was a decrease from 6% in 2013.

Los Angeles County has an extensive network of churches, nonprofit agencies, and governmental entities that offer assistance to keep people in their homes by providing temporary rental and utility assistance. Agencies providing homeless prevention services recognize that their common aim is to stabilize households and improve their housing stability to avoid future housing crises.

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

- Rent/mortgage assistance
- Utility assistance
- Credit counseling
- Legal/mediation services
- Food banks and pantries
- Transportation/gas voucher
- Clothing assistance

- Prescription/medical/dental services
- Workforce development

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

NA

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

For Redondo Beach residents, the primary housing characteristic that is linked to instability and an increased risk of homelessness is housing cost burden (paying more than 30% of gross income toward housing costs). Paying this percentage of income toward housing, especially for lower income households, leaves insufficient resources to meet other needs such as food and clothing. This would also provide little, if any, ability to save money. Loss of a job or an unexpected bill force these households to make difficult decisions.

Discussion

See above.

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

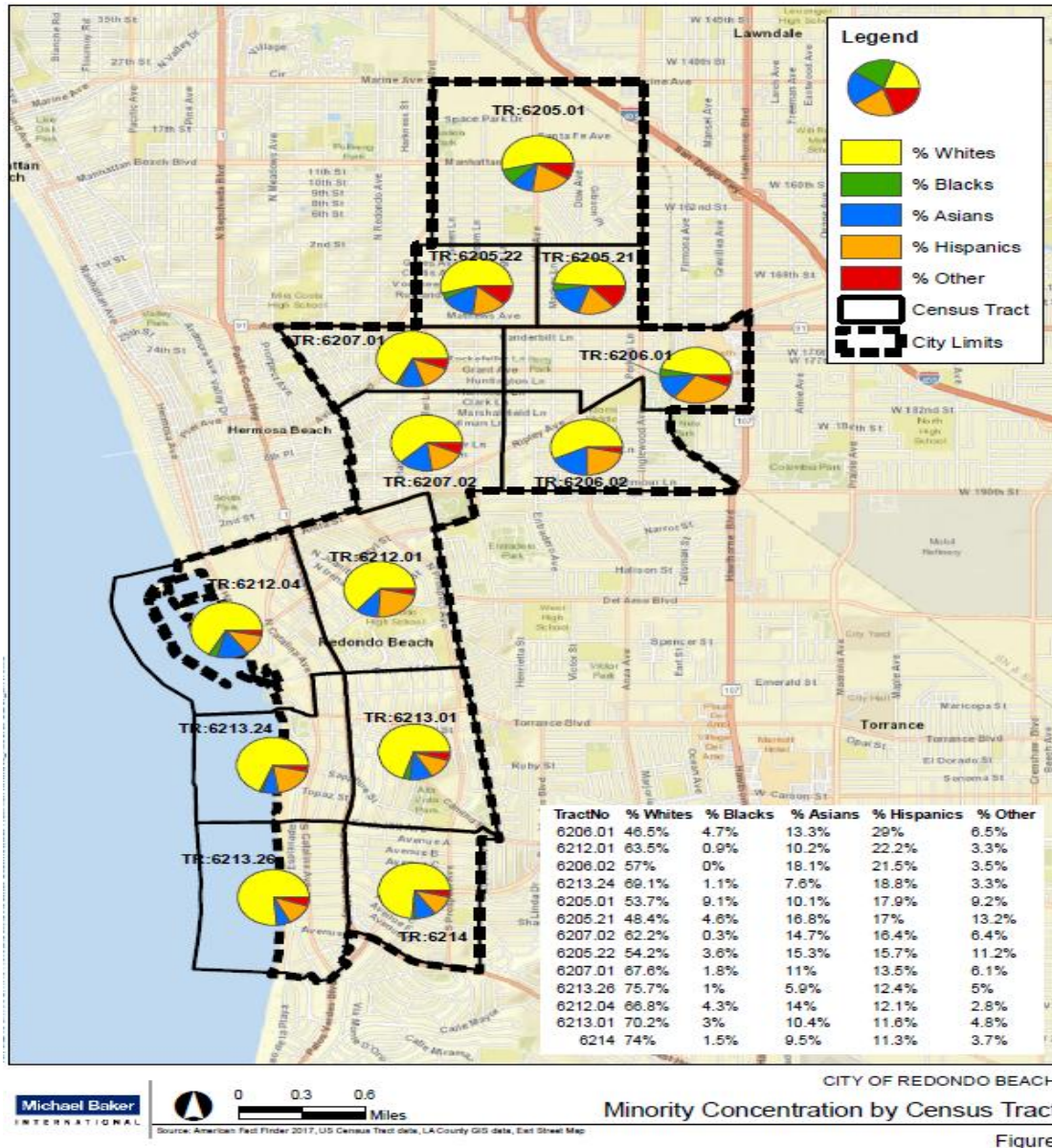
The next three sections will be assessing the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The racial and ethnic makeup of the City of Redondo Beach is as follows:

Racial/Ethnic Group	Percentage
White	65.89%
Black / African American	2.87%
Asian	11.71%
American Indian, Alaskan Native	0.18%
Native Hawaiian, Pacific Islander	0.30%
Some Other Race	0.23%
Two or More Races	3.58%
Hispanic	15.24
Total	100%

The map below provides locational data for Racial/Ethnic Groups within the City:



The ConPlan must identify racial or ethnic groups that experience a disproportionately greater extent of housing problems. HUD defines a disproportionately greater extent as a racial or ethnic group with at least 10 percent more housing problems than the percentage of population in the category as a whole. A household is considered to have a housing problem when their home lacks a complete kitchen or plumbing facilities, when there is more than one person per room, or, when a cost burden (30% or more of household income is used for housing expenses) exists.

For the purposes of this ConPlan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

A disproportionately greater need of households experiencing one or more of four housing problems will

be assessed at the extremely low-income level (0 – 30% of the Area Median Income – AMI), the very low-income level (30% - 50% AMI) and the low-income level (50% - 80% AMI).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,635	195	215
White	1,060	155	140
Black / African American	45	0	0
Asian	115	10	30
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	350	15	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,990	445	0
White	1,245	245	0
Black / African American	30	45	0
Asian	235	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	440	75	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,130	790	0
White	1,415	460	0
Black / African American	40	70	0
Asian	265	100	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	325	110	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	955	945	0
White	600	560	0
Black / African American	0	30	0
Asian	100	145	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	40	0
Hispanic	180	100	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Overall, 77.8% of low-income households in Redondo Beach experience at least one housing problem. There are two groups with a disproportionate deviation of at least 10%. Low-income black households experience a disproportionately lesser extent of housing problems at only 50%. This is a major decrease from the previous ConPlan, when this rate was 88% for black households. American Indians experience a disproportionate need at 100%. The sample size for Black and American Indian households is small in Redondo Beach however, so it is difficult to draw meaningful conclusions.

At the extremely low- income level, about 90.9% of Hispanic households experience one or more housing problems, which is disproportionately high. At this level, housing problems also disproportionately affect black households, at a rate of 100%.

There is a greater incidence of housing problems at the lower income levels. About 81% of households whose income is between 30% and 50% of Area Median Income (AMI) have one or more housing problems, while 73% of the households between 50% & 80% (AMI) experience housing problems and just 50% of households whose income falls between 80% and 100% AMI have at least one of the four housing problems.

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

This next section will assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A household is considered to have severe housing problems when their home lacks complete kitchen or plumbing facilities, when there is more than one and a half persons per room or when a cost burden (50% or more of income toward housing) exists.

For the purposes of this ConPlan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

A disproportionately greater need of households experiencing one or more of four severe housing problems will be assessed at the extremely low-income level (0 – 30% of AMI), very low-income level (30% - 50% AMI) and the low-income level (50% - 80% AMI).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,465	365	215
White	980	235	140
Black / African American	45	0	0
Asian	95	30	30
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	285	80	20

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,580	850	0
White	1,005	490	0
Black / African American	30	45	0
Asian	154	135	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	160	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	815	2,105	0
White	680	1,195	0
Black / African American	0	115	0
Asian	65	295	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	70	360	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	1,580	0
White	240	920	0
Black / African American	0	30	0
Asian	15	235	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	40	0
Hispanic	60	220	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Overall, 52% of low-income households in Redondo Beach experience at least one severe housing problem, a decrease from 55% in the previous ConPlan. There are no racial or ethnic groups experiencing a disproportionately greater extent of one or more severe housing problems. The groups facing the highest extent of severe housing problems are White (59%) and Hispanic (53%). The remaining groups actually experience severe housing problems at a disproportionately lesser extent than average, at rates of 39% (Asian), 32% (Black) and 0% (American Indian).

The experience of facing severe housing problems is greater for the lower income groups. At least 72% of extremely low-income households experience one or more severe housing problems while 65% of very low-income households and 28% of low-income households experience at least one or more severe housing problems. Households with an income that is 80-100% of AMI experience severe housing problems at a rate of just 17%.

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

This section will assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden is defined as a household spending more than 30% of its gross income on housing expenses. A severe cost burden exists when a household expends more than 50% of its gross income on housing expenses.

A disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

For purposes of comparison, the City's racial/ethnic breakdown per 2013-2017 ACS data was:

- White – 61.84%
- Asian – 12.19%
- Hispanic – 17.08%
- Black – 2.77%
- Some other - 0.66%
- Two or more races – 5.17%
- American Indian/Alaskan Native – 0.24%
- Hawaiian/Pacific Islander – 0.06%

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,560	5,330	4,615	235
White	12,790	3,385	3,145	140
Black / African American	465	110	170	0
Asian	1,885	775	425	50
American Indian, Alaska Native	35	60	0	0
Pacific Islander	85	0	0	0
Hispanic	1,885	810	770	20

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Overall, 36% of Redondo Beach households experience a housing cost burden. There was one racial/ethnic group that experiences a disproportionate housing cost burden. The highest disproportion experience of cost burden is experienced by American Indians at 63% (though the total group size was small). Hispanic households were slightly shy of being disproportionate, at 45%. This is a decrease from the previous Consolidated Report, when Hispanics were disproportionately affected. These groups were trailed by Blacks at 38%, Asians at 38%, Whites at 34%, and Pacific Islanders 0%.

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

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

A few racial/ethnic groups experienced disproportionate need in terms of housing problems and cost burden, however, no group was consistently disproportionate in the three previous sections (Housing Problems, Severe Housing Problems, Housing Cost Burden). American Indians experience a disproportionately greater extent of housing problems; however, the sample size is very small. Hispanics experience a greater share of cost burden than the other groups. Hispanics overall tended to have high rates of housing problems, severe housing problems and cost burden than the other racial groups. Whites experienced the highest percentage of severe housing problems.

There appeared to be a greater incidence of severe housing problems and housing problems in general. An estimated 72% of extremely low-income households experienced housing problems compared with 65% for very low-income and 28% for low-income. A similar pattern was observed for general housing problems, and housing cost burden.

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

Affordable housing and tenant-landlord mediation to correct housing problems

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

There are no census tracts in Redondo Beach where there is a disproportionate concentration of racial or ethnic groups when compared to City populations in total. However, there is a one block group in north Redondo Beach with that is predominantly Hispanic (Census tract 6206.01, Block Group 1). It is the only block group within the city that is not predominantly white.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing programs within the Redondo Beach are managed by the Housing Authority of the City of Redondo Beach. The Housing Authority operates as a City department of the City of Redondo Beach, and the City retains control over the local Section 8 Housing Choice voucher program. The Housing Authority does not operate any public housing units within the City of Redondo Beach, but they do offer the Housing Choice Voucher (HCV) Program to residents of Redondo Beach. During the 2018-2019 program year the Housing Authority provided Section 8 vouchers to 12 new households of an average monthly lease-up of approximately 560 units. The 2019 Housing Authority PHA Plan allocating 613 Section 8 Vouchers. Housing Choice Vouchers require an inspection of the unit prior to move-in to ensure health and safety standards are met.

The numbers included in the table below are the number of housing in the City of Redondo Beach and the characteristics of the residents.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	538	0	537	5	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	15,563	0	15,497	51,114	0
Average length of stay	0	0	0	9	0	9	1	0
Average Household size	0	0	0	1	0	1	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	273	0	272	1	0
# of Disabled Families	0	0	0	104	0	104	0	0
# of Families requesting accessibility features	0	0	0	538	0	537	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	323	0	423	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	0	95	0	82	1	0	0
Asian	0	0	0	28	0	25	0	0	0
American Indian/Alaska Native	0	0	0	4	0	6	0	0	0
Pacific Islander	0	0	0	2	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	108	0	125	0	0	0
Not Hispanic	0	0	0	452	0	412	1	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Not applicable. There are no public housing units in Redondo Beach.

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

About 81.8% of extremely low- and very low-income households in the City experience cost burden (spend more than 30% of income on housing costs) indicating the lack of affordable housing for these very low-income groups. Additionally, seniors and persons with disabilities can be more seriously impacted by these issues, due to the challenges of aging, disabilities and limited financial support. The federal Section 8 Housing Choice Voucher program provides rental assistance to very low-income households overpaying for housing.

Low- and moderate-income Housing Choice voucher (HCV) participants clearly need continued access to housing assistance. The median contract rent (as of 2017) in Redondo Beach was \$1,878.

Many HCV program participants also need help to maintain their stability in housing, including family self-sufficiency, case management and access to mental health and disability services. The Housing Authority of the City of Redondo Beach has a Family Self-Sufficiency (FSS) program that assists participants so that they may maintain their economic goals through assistance from the program. With low average annual incomes, HCV participants, and particularly elderly, in Redondo Beach also have an immediate need for affordable housing that will continue to increase as the population ages. Seniors also need supportive services to age-in-place. Persons with disabilities on the HCV program have a need for supportive services.

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

While the challenging economy poses obstacles for many families, needs are generally more acute among low-income families. This is evidenced by the fact that the median income for HCV households in Redondo Beach is at the extremely low-income level (30% of area median income) for Los Angeles County. Once 30% of the household's income is paid for housing costs, little remaining income is available for other household expenses.

Discussion

HCV program participants need housing assistance and services that will allow them to maintain their housing stability and increase their income and assets. While there are no public housing developments in Redondo Beach, the Housing Authority administers Section 8 Housing Choice Vouchers and the City has an inventory of five publicly assisted housing projects.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The amount of people experiencing homelessness has been gradually increasing throughout the County as well as the City. Homelessness is a tricky matter because one situation is not the sole cause to homelessness. There are many intricate and overlapping layers to homelessness that one cannot state the cause of homelessness with one situation. The City of Redondo Beach is part of Service Planning Area (SPA) 8. According to the 2019 Greater Los Angeles Homeless Count, SPA 8 reported 4,409 individuals experiencing homelessness; this is a 7 percent increase from last year.

People experiencing homelessness have needs that must be addressed, especially in terms of housing and health assistance. In consultation with the Los Angeles County Substance Abuse Prevention and Control, the most common issue is providing housing with additional services to these people. Mental Health and drug services should be provided so individuals may become more stable in order to receive an education and pursue other efforts in the community. This desire is echoed by Harbor Interfaith Services, a non-profit organization that work with the SPA 8 community to provide shelter, transitional housing, and various life-skill trainings.

There is a great need to connect individuals to various services, such as nursing and recuperative care.

The City coordinates efforts to address homelessness issues in Redondo Beach.

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

Nature and Extent of Homelessness: (Optional)

Homeless Persons by Race/Ethnicity in SPA-8			
Race/Ethnicity	Sheltered	Unsheltered	Total
Hispanic/Latino	246	1,430	1,676
Black/African-American	433	930	1,363
White	114	996	1,110
American Indian/Alaskan Native	3	94	97
Asian	2	44	46
Native Hawaiian/Other Pacific Islander	3	51	54
Multi-Racial Other	9	54	63

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

The 2019 Greater Los Angeles Homeless Count revealed 173 persons were unsheltered the night of the PIT Count in Redondo Beach. This is a 12 percent increase from 2018 Homeless Count. SPA 8 reported 4,409 people experiencing homelessness, which is a 7 percent increase from 2018. As noted, homelessness is prevalent and continuing to affect the City.

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

The Los Angeles Housing and Services Authority (LAHSA) reported data on homelessness by racial/ethnic group for the 2019 Greater Los Angeles Homeless Count. Hispanic/Latino comprised 38 percent, Black/African-American 31 percent, White 25 percent, American Indian/Alaskan Native 2 percent, Asian 1 percent, Native Hawaiian/Other Pacific Islander 1.2 percent, and Multi-Racial/Other 1 percent. American Indian/Alaska Native represented the greatest change from the 2018 Homeless County with a 3,133 percent increase, and Multi-Racial/Other represented a 271 percent increase, Native Hawaiian/Other Pacific represented a 59 percent increase, Hispanic/Latino represented a 30 percent increase, while Asian represented a 19 percent decrease, White represented a 15 percent decrease, and Black/African-American represented a 4 percent decrease.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The following data is taken from the 2019 Greater Los Angeles Count which occurred on January 23, 2019. The people experiencing homelessness and special populations count is for SPA 8. There were 4,409 total people counted: 3,828 were solo individuals, 581 were in families, 263 were veterans. Single adults composed of 87 percent of the homeless population with family members making up 13 percent and veterans 6 percent.

Approximately 73 percent of the homeless population identified as male while 1 percent identified as transgender.

Of the total people experiencing homeless count, 353 individuals were under the age 18, which accounted for 8 percent of the that population. There were 540 people who were 62 and older, which makes up 12 percent of the population.

There were 1,404 chronically homeless individuals, which represented a 44 percent increase from the previous year. Of these chronically homeless persons, 43 were in family units and 1,361 were individuals not in family units. Data Source: *Redondo Beach Police Department statistics, DV & IPV, FBOs and CBOs serving this population.*

Discussion:

See discussion above.

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

Introduction:

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to be low-income. These groups include the following:

- Elderly Households;
- Persons with Disabilities and Developmental Disabilities;
- Large households;
- Single Parent Households; and
- Homeless persons;

Describe the characteristics of special needs populations in your community:

There are no shelters in the South Bay, with the closest shelter being 15 miles away (Project:NEEDS). Characteristics for each population are laid out below.

Elderly Households

According to the 2017 Affirmatively Further Fair Housing (AFFHT) and 2013-2017 ACS, there were 12,140 individuals in Redondo Beach that were at least 60 years and over, with 68.6 being the median age. There are approximately 8,661 households with one or more people who are 60 years and over. This accounts for roughly 31% of total households consists of at least one elderly person. Of the 3,273 individuals who make income that is below poverty level, about 24% of those individuals are seniors. These elderly individuals are more vulnerable to becoming homeless because they are living and/or retired on a fixed income and may not be able to afford the raise in cost of housing. Seniors may also be using their income for health care costs or personal care costs.

Individuals with Physical, Health, and Mental Disabilities

According to the 2013-2017 ACS, individuals with a disability accounted for 7.3 percent of the City's population. The 2019 Great Los Angeles Homeless County identified a 293 percent increase of people experiencing homelessness with a developmental disability. People with a serious mental illness and experiencing homelessness increased by 12 percent. Nearly 42 percent of the City's population with disabilities comprised of residents aged 65 and older. Approximately 50 percent of those with an ambulatory difficulty is aged 65 and older. Of the residents who are 65 and older, ambulatory difficulties and independent living difficulties were the most common disabilities. Disabilities to physique, health, and mental health may hinder one's capacity to work or finding accessible and affordable housing. With the increasing aging population with disabilities, it is crucial to start accounting for these individuals and provide housing that can address all their specific needs.

Families

Often times when homelessness is discussed, families are not properly. Family incomes are not keeping up with housing costs which makes them vulnerable to becoming homeless. However, it is crucial to account for homeless families due to the varying dynamics they have with each other. Family members may rely on each for support, thus when given the option to reside in a shelter, many will choose not to. Shelters will separate males and females, so families will choose to stick together rather than to find shelter.

Individuals with Vulnerable Health

Lack of affordability is a general problem. However, it is more difficult for those with vulnerable health to be able to find housing and continue to be housed. Those who are sick need to be connected to nurses, recuperative care, or even permanent housing (Harbor Interfaith). They require specific care due to their health which make it all more difficult to stay housed.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly Households

Seniors need more assistance in terms of housing because many seniors are living off a single, fixed income. This makes it more difficult for seniors to afford housing due to the fluctuating costs of housing which their fixed income does not cover. They are also a vulnerable community in which they have more needs to address such as health care costs and personal care costs. In consultation with the Los Angeles County Development Authority and the LAHSA, Los Angeles County does not have rent control thus rent is increased several times in one year. Some seniors may be able to afford the increase in housing as a one-time payment, however many will not be able to afford the consistent rise in costs.

Individuals with Physical, Health and Mental Disabilities

There is a need for housing with additional services to be able to serve and provide service to those with mental and drug issues. Housing may provide physical place to sleep; however, it will not address their mental capacities. Providing treatment for drug abuse and mental health will greatly contribute to their wellbeing as well as opening opportunities for permanent housing and education (Drug & Alcohol Stakeholder). According to the 2019 Greater Los Angeles Homeless Count, the amount of people experiencing homelessness with a development disability increased 293 percent from last year, while people with a physical disability increased by 53 percent. People with a serious mental illness and experiencing homelessness increased by 12 percent. Thus, it is crucial for the City to start accounting for these individuals and provide services that can address all their specific needs.

Families

In consultation with Family Promise, often times families are not considered when homelessness is discussed. Family incomes are not keeping up with housing costs which makes them vulnerable to becoming homeless. However, it is crucial to account for homeless families due to the varying dynamics they have with each other. Family members may rely on each for support, thus when given the option to

reside in a shelter, many will choose not to. Shelters will separate males and females, so families will choose to stick together rather than to find shelter.

Individuals With Vulnerable Health

Lack of affordability is a general problem. However, it is more difficult for those with vulnerable health to be able to find housing and continue to be housed. Those who are sick need to be connected to nurses, recuperative care, or even permanent housing (Harbor Interfaith). They require specific care due to their health which make it all more difficult to stay housed.

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

HIV infection can generally be broken down into three distinct stages: primary infection, clinical latency when symptoms may subside and progression from HIV to AIDS. Statistics from the California Department of Public Health report as of June 30, 2018 there were 51,161 persons living with diagnosed HIV Infection in Los Angeles County. A local non-profit, Friends without Barriers (Amigos Sin Barreras) serves HIV/AIDS victims in the South Bay area including Redondo Beach. The program serves 14 HIV/AIDS clients per year through a food pantry program and by providing holistic treatment. Serving HIV/AIDS clients is quite costly as they are generally living on low-incomes which make it difficult to afford even basic necessities including food. Further, they are in need of medical treatment that oftentimes they cannot afford. It was estimated by the program director that about 5,000 HIV/AIDS patients are served by the Harbor/UCLA medical center.

Discussion:

Special needs groups with high priority housing and supportive services needs include elderly persons, persons with disabilities, female-headed households, and the homeless. These populations would generally benefit from permanent housing with supportive services on-site. SPA 8, serving the South Bay region surrounding Redondo Beach, does have a number of providers that serve special needs populations, shown in the table below.

Organization Name	Organization Type
Rainbow Services	Emergency Shelter
1736 Family Crisis Center	Family Center
Center for Pacific Asian Families	Domestic Violence Shelter and Services
National Community Renaissance (CORE)	Senior Services
Beacon Light Mission	Community Services
Doors of Hope	Community Services
South Bay Alcoholism Services	Support Services
House of Yahweh	Transitional Housing
Joint Efforts: WECAN House	Housing Services
Harbor Interfaith Services: Villages at Cabrillo	Housing Services
Los Angeles Community Outreach	Homeless Services

Harbor Interfaith Services: Family Shelter Program	Shelter Program
Department of Children and Family Services	Family Services
Midnight Mission	Community Services
Community's Child: Building Hope	Community Services
Casa de los Angelitos	Homeless Families with Children
Westside Center for Independent Living	Disabled Services
Project New Hope: Dallas House	Housing Services
Project New Hope: Herbert Benton House	Housing Services
Friends Without Barriers (Amigos Sin Barreras)	HIV/AIDS Services

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

Describe the jurisdiction's need for Community Facilities:

For Redondo Beach residents, there is a desire for more funds dedicated towards Americans with Disabilities Act (ADA) improvements and senior facilities due to a noticeable increase in the City's aging population. Residents would like to see more facilities and services for seniors, such as educational programs connecting children and seniors, that will promote an active lifestyle and provide them with activities outside of stationary facilities.

According to Los Angeles County Public Health Director, development of housing near freeways seem to become an issue. There are many health risks involved by residing near the freeway due to the pollution emitting from mass transit.

How were these needs determined?

Priority non-housing needs for the City was obtained from data collected, HUD data provided and the Community Needs Survey and the Redondo Beach Five-Year Capital Improvements Program 2014-2019.

Describe the jurisdiction's need for Public Improvements:

Infrastructure improvements including: sidewalk improvements; street Improvements and ADA accessible curb ramps were all identified as priorities by both the ConPlan Priorities Needs Survey and the City's capital improvements program.

How were these needs determined?

Priority non-housing needs for the City was obtained from local public works data collected, the Community Needs Survey and the Redondo Beach Five-Year Capital Improvements Program 2014-2019.

Describe the jurisdiction's need for Public Services:

The consultation process revealed a continued need for public services to address the needs of low- and moderate-income persons and special needs populations. Specifically, there will be an increased need for senior services as the population ages; there is a need for health and dental services to serve the uninsured; low-income families have an increased demand for food distributions; and persons with HIV/AIDS have few financial resources for holistic health treatments. The ConPlan Community Needs Survey indicated that there was a need for senior services; youth services, disabled services; shelter and counseling and homeless services.

How were these needs determined?

Priority non-housing needs for the City was obtained from data collected, HUD data provided, Stakeholder interviews, a public meeting, and a Community Needs Survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the City's housing market including the significant characteristics of housing supply, housing demand and housing conditions and cost. The Housing Market Analysis, in conjunction with the needs assessment, will provide the basis for the Strategic Plan to identify programs and projects to be funded and administered as part of the CDBG program.

Redondo Beach's housing stock is primarily single-family homes (54%), with an owner-occupant rate of 49.9%. The majority of owner-occupied single-family homes have at least three bedrooms, while the majority of renter-occupied units have two or less bedrooms. There is an affordability mismatch between the price of housing and the amount households can afford to pay. The affordability table below shows that extremely low- and very low-income households suffer from the greatest affordability mismatch. There remains a need for more affordable housing particularly for the lower-income households.

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

Introduction

The majority of Redondo Beach's housing units are single-family homes (54%). The multi-family units are fairly evenly distributed across 2-4 units (14%), 5-19 units (16%) and 20 or more units (16%).

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

Rental units comprise 50.1% of the occupied housing stock. Rental units are available in a range of sizes from studio (no bedroom) to three or more bedrooms. Almost half of the rental units (48%) are two-bedroom units with a large number of one-bedroom units (28%). The supply of rental units for larger families is limited with only 21% of the rental units with three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,830	40%
1-unit, attached structure	4,195	14%
2-4 units	4,055	14%
5-19 units	4,905	16%
20 or more units	4,675	16%
Mobile Home, boat, RV, van, etc	110	0%
Total	29,770	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	40	0%	485	3%
1 bedroom	490	4%	3,915	28%
2 bedrooms	2,850	21%	6,620	48%
3 or more bedrooms	10,460	76%	2,880	21%
Total	13,840	101%	13,900	100%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

The City of Redondo Beach currently has three primary housing assistance programs serving different target groups. The CDBG-funded Mobility Access and Emergency Repair Program serves low-income/disabled homeowners with minor home improvements to improve mobility access or provide for emergency repairs. The City's Section 8 program administered by the Redondo Beach Housing Authority serves very low-income households with rental assistance funded through HUD. The Housing Authority gives priority on the waiting list to families, senior citizens and disabled individuals. Finally, there are five publicly assisted affordable housing projects in Redondo Beach providing rental assistance to very low-to-low-income seniors (see Table below).

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

The City's Housing Element provides an analysis of existing assisted housing developments that are "at risk" of converting from low-income housing to market-rate housing during the next ten years. Two of the assisted housing projects, Seaside Villa and Heritage Pointe are "at risk" of converting to market-rate units. Seaside Villa must keep the building for senior citizens and disabled persons until at least the year 2017. The City will monitor the status of Heritage Pointe to explore options to preserve this project.

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

Housing in the City is available for the different household types, but it is costly and not affordable to all income groups when HUD's affordability standard is applied. A unit is considered affordable if gross rent, including utilities, is no more than 30% of the household income. Only 240 rental units are affordable to extremely low-income households in the City. 680 units are affordable to very low-income households. This disparity is also seen in the data for cost-burdened households for those populations.

Approximately 80.32% of the extremely low-income households experience cost-burden (spending more than 30% of their monthly income on housing costs). Approximately 70.02% of that population experience severe cost burden (spending more than 50% of their monthly income on housing costs). About 83.10% of very low-income households experience cost burden, with about 61.10% experiencing extreme cost-burden.

Describe the need for specific types of housing:

The need for affordable housing for families, accessible units for seniors, emergency shelter space and affordable rental housing were identified as priority. This is also evidenced by the fact that the Housing Authority maintains a waiting list for affordable housing.

Discussion

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

Introduction

The cost of housing within a jurisdiction is an important consideration as it determines the affordability of housing to residents within various income groups. The cost of housing table below indicates that housing costs have decreased from 2009 to 2015 for owners, however, they have risen for renters. The median home value decreased by 4% from a median home value of \$764,100 in 2009 to \$736,100 in 2015. Although decreasing, the high cost of ownership units makes it prohibitive for low-income households to purchase housing in Redondo Beach. Rents have increased by 18% from a median monthly rent of \$1,437 in 2009 to \$1,697 in 2015. Renters feel the impact of this as 27.9% of renters pay \$2,000 or more for rent each month and 35.0% pay between \$1,500 and \$1,999.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	764,100	736,100	(4%)
Median Contract Rent	1,437	1,697	18%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	488	3.5%
\$500-999	930	6.7%
\$1,000-1,499	3,740	26.9%
\$1,500-1,999	4,865	35.0%
\$2,000 or more	3,875	27.9%
Total	13,898	100.0%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	240	No Data
50% HAMFI	510	170
80% HAMFI	2,480	224
100% HAMFI	No Data	329
Total	3,230	723

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,158	\$1,384	\$1,791	\$2,401	\$2,641
High HOME Rent	\$1,158	\$1,253	\$1,506	\$1,730	\$1,911
Low HOME Rent	\$913	\$979	\$1,175	\$1,357	\$1,515

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

Is there sufficient housing for households at all income levels?

The Housing Affordability table above provides the number of affordable rental and owner units for each income range. Housing is considered affordable if housing costs are no more than 30% of the household income. The table identifies an insufficient supply of units for both very low- and extremely low-income households. For over 4,025 households earning 30% or less of household area median family income (HAMFI) only 240 rental units are affordable, while zero owner units are affordable. For 2,860 households at the very low-income level (30%-50% HAMFI) only 680 units (510 rental; 170 owner) are affordable. This disparity is also evidenced in the data for cost burdened households for those populations. 80.32% of the extremely low-income households experience cost burden (household spending more than 30% of monthly income on housing costs). 70.02% of that population experiences severe cost-burden (spending more than 50% of their income on housing costs). 83.10% of very low-income households experience cost burden, with 61.10% experiencing extreme cost-burden.

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

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

The economic challenges of the past several years resulting in higher unemployment and drops in the housing market resulted in reductions in housing prices in Redondo Beach. There were also a moderate number of foreclosures in the City. The desirability of living in a beach community has somewhat insulated Redondo Beach from extreme drops in housing values. As a result, the cost of housing has stayed relatively high over time. The City's 2013-2021 Housing Element reports median sales prices of \$1,313,000 in the 90277 zip code and \$1,090,000 in the 90278 zip code during the month of December 2016. This compares to a median sales price of \$464,640 for Los Angeles County as a whole in December 2016. Average median rents reported for the same general time period (February 2017) were \$2,450 for two bedrooms and \$3,350 for three bedrooms. The result is that many homebuyers may need to spend more than 30% of their household income on housing in order to purchase a home. Extremely low- and very low-income households will struggle to find rental housing that is affordable without some form of housing assistance.

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

Further evidence demonstrates the high cost of rental housing currently in the City. HUD's listing of 2019 Fair Market Rents in the Los Angeles-Long Beach Metro area is as follows:

2019 Fair Market Rents – Los Angeles – Long Beach Metro Area					
1 Bedroom	2 Bedrooms	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
\$1,384	\$1,791	\$2,401	\$2,641	\$3,037	\$3,433
Source: 2019 ACS Data					
\$1,530	\$1,885	\$2,477	\$2,492		
Source: 2019 Zillow					

These median rents can be compared with 2019 data from various sources including the Housing Authority for the County of Los Angeles, Zillow, and ACS data. The median rents indicate that the actual cost for rental housing is slightly higher than HUD's Fair Market Rents for all categories except 4+ bedroom units.

Discussion

The cost of housing can be a challenge for low-to-moderate-income households, which are sometimes forced to spend more than 30% of their gross income for rental or homeowner housing costs due to market factors, including availability, resale pricing, interest rates, and property taxes and assessments. The challenges households face varies by income level:

- For low-income households, the primary challenge is homeownership, especially at a time when demand is high and competition from investors further limits supply. Rental housing is generally affordable to low-income households though in a beach community like Redondo Beach market rents were seen to be higher than affordable rents.
- For very low-income households, both renting and purchasing is a challenge.
- In general, extremely low-income households are not advised to purchase homes. These households face the most difficulty finding affordable rents within the City.

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

Introduction

This section reviews significant characteristics of the existing housing supply include: such as the age and condition of housing, the risk posed by lead-based paint, and the number of vacant and abandoned units. This housing data is important in understanding the possible need for housing rehabilitation programs and lead-based paint abatement to maintain safe and sanitary housing as an affordable housing option in the community.

Definitions

Indicators of substandard housing include units without complete plumbing and/or without complete kitchen facilities. The Census defines “complete plumbing facilities” as having “Hot and cold piped water, a flushable toilet, and a bathtub or shower” and “complete kitchen facilities” as having “a sink with piped water, a range or cook stove, and a refrigerator.” Units without these facilities would be considered in need of rehabilitation.

The City conducted a housing conditions survey in 1990 and 2000 and identified units in need of rehabilitation due to minor defects such as broken windows, peeling paint, and missing shingles, or due to more significant defects such as aging roofs, holes in the walls, floor, or ceiling, inadequate foundations and other structural problems.

Substantial rehabilitation is defined as the extensive reconstruction of a building’s major structural components to fix major disrepair.

Many following tables incorporate additional data from 2011-2015 CHAS data.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,635	34%	5,500	40%
With two selected Conditions	4	0%	215	2%
With three selected Conditions	15	0%	40	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,175	66%	8,145	59%
Total	13,829	100%	13,900	101%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,980	14%	315	2%
1980-1999	4,540	33%	2,225	16%
1950-1979	5,665	41%	9,960	72%
Before 1950	1,650	12%	1,405	10%
Total	13,835	100%	13,905	100%

Table 33 – Year Unit Built

Data Source: 2011-2015 ACS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,315	53%	11,365	82%
Housing Units build before 1980 with children present	1,840	13%	1,360	10%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units), 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation*	Not Suitable for Rehabilitation*	Total
Vacant Units			2,109
Abandoned Vacant Units			
REO Properties			0
Abandoned REO Properties			

Table 35 - Vacant Units

*There is not additional information on abandoned vacant units and or abandoned REO properties.

Need for Owner and Rental Rehabilitation

Housing age is an important indicator of housing condition. Housing that is 30–40 years old may be in need of rehabilitation, if maintenance on the home has been deferred. Data on the age of housing reported in 2011-2015 CHAS data indicates that 88% of the City's housing units were built after 1950 meaning that only about 12% of the housing stock was about 69 years old or younger. These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a significant amount of the city's housing stock.

There is clear evidence that the housing stock is aging and in need of continued maintenance. The City conducted housing condition surveys in 1990 and in 2000 which targeted single-family residential structures more than 30 years old. As discussed in the City of Redondo Beach 2013-2021 Housing Element, the 1990 survey reported no dilapidated structures and .5 percent of the units surveyed (18 units) in need of substantial rehabilitation. The 2000 survey reported 41 dilapidated structures with 6.6 percent of the units surveyed (154) in need of substantial rehabilitation.

In an effort to ensure that deferred housing maintenance does not result in deterioration of the city's housing stock, the goal of the City's Code Enforcement Program is to address housing concerns before they become serious problems. The Code Enforcement Program has helped to reduce structural deterioration by identifying problems and informing residents of programs to assist with improvements. In addition, the City addresses issues related to lead-based paint through its rehabilitation program for single-family homes and mobile home units.

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

Lead-based paint used in residential structures occupied by young children present a health risk. The use of lead-based paint in housing was banned in 1978. For purposes of this plan, the number of units built before 1980 occupied by households with children serves as a baseline of units that contain lead-based paint hazards. Table 39 provides the estimated risk of lead-based paint hazards for households with children as 13% (1,840) of owner-occupied housing and 10% (1,360 units) of renter-occupied housing.

Discussion

The condition of housing units noted in the tables above display the number of housing units by tenure and conditions of housing including: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) has more than one person per room, and; (4) has a cost burden greater than 30%. The table shows that renter-occupied units face a slightly greater rate of these negative housing conditions than owner-occupied housing. About 34% (4,635) of owner-occupied units have one of these conditions compared to about 40% (5,500) of renter-occupied units. Only about 2% of rental occupied units had 2 selected conditions.

The City has a limited amount of older housing with only 12% of owner-occupied housing and 10% of renter-occupied housing built before 1950. However, renter-occupied housing is an older housing stock relative to owner-occupied housing with 82% of the former being built before 1980 compared to 53% for the latter.

Vacant units in a community include those units for lease and those for sale without occupants. Abandoned vacant units include: units that are at least 90 days delinquent in mortgage, leasehold or tax payments; a code enforcement determination is made that the property is not habitable and no corrective actions have been taken within 90 days; or the property is subject to a court-ordered receivership or nuisance abatement related to abandonment. Data reports from 2017 ACS Estimates show a 7.05% vacancy rate for the City, which is higher than the 6.0% overall vacancy rate for Los Angeles County.

As discussed in the Redondo Beach 2013-2021 Housing Element, conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Preventing deferred maintenance and addressing deteriorating housing conditions protects the safety and welfare of residents and assists in preserving the existing affordable housing units in the City's housing stock.

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

Introduction

Redondo Beach administers its own housing authority. The mission of the housing authority is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination for as many program-eligible persons as funding permits. The City allocates 613 Section 8 Vouchers (Housing Authority 2019 Annual PHA Plan). The Housing Authority of the City of Redondo Beach does not own or manage any public housing units.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				593			0	0	0
# of accessible units									

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

Table 36 – Total Number of Units by Program Type

Describe the supply of public housing developments:

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

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

The City of Redondo Beach does not own or manage any public housing units. As a result, the City cannot report on the condition of public housing units. The City works to address the needs for affordable housing by allocating 613 Section 8 Vouchers (Housing Authority 2019 Annual PHA Plan). There are also five publicly assisted affordable housing projects in the City providing 241 units of affordable housing to very low- to low-income seniors. The City also provides housing assistance to homeowners in the form of grants up to \$5,000 for mobility access and emergency repair improvements.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

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

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

The mission of the Redondo Beach Housing Authority is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination for as many program-eligible persons as funding permits.

The Housing Authority administers the Section 8 housing assistance program for very low-income households. One of the programs offered by the Housing Authority promotes economic self-sufficiency for Section 8 housing residents.

The Redondo Beach Housing Authority participates in the Family Self-Sufficiency (FSS) Program offered by HUD. 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 FSS Program also offers incentives to encourage participation and enhance ability to achieve self-sufficiency. The main incentive offered to all clients is the ability to build savings during participation in FSS program. The savings earned is distributed to eligible clients (clients who have completed their goals, are not receiving cash assistance, and are employed at 32 hours a week). FSS 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.

Discussion:

See above discussion.

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

Introduction

The City of Redondo Beach does not have an emergency shelter facility within the City limits however, the City partners with homeless services and social service agencies that serve the homeless and aid in the prevention of homelessness. The City has provided funding to two social service agencies that offer housing for victims of domestic violence (1736 Family Crisis Center) and hot meals and a food pantry (Project Needs)

Facilities and Housing Targeted to Homeless Households (County of Los Angeles)

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,868	4,341	1,273	10,828	
Households with Only Adults	4,686	1,159	2,123	18,059	
Chronically Homeless Households				6,555	
Veterans	175	103	472	6,338	
Unaccompanied Youth	39				

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source: 2019 Housing Inventory Count

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

Homeless persons and those threatened with homelessness in the City of Redondo Beach are served through a network of agencies serving the homeless, social services agencies, churches, City departments and other county health and social services departments. There are several programs offered in SPA 8 that target different homeless client groups. A brief description of each program is provided below. Additionally, there is a federal program serving veterans and their families in the effort to end veteran homelessness.

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

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

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 birth to 5, some with current or past involvement with Department of Children and Family Services (DCFS).

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. SSVF employs a Housing First model. Housing First focuses on helping individuals and families access and sustain permanent rental housing as quickly as possible and without precondition, while facilitating access to those services that will help the Veteran’s family keep their housing.

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). VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

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

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 Continuum of Care, located in SPA 8, provides referral and guides to and 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.

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

Introduction

Special needs populations often have an increased need for housing, services and facilities. Identified special needs populations in the City of Redondo Beach include the elderly (including frail elderly), and persons with disabilities.

Special needs populations often benefit from supportive housing, which is a combination of housing and services intended to help people live more stable, productive lives. Supportive housing is widely believed to work well for those who face the most complex challenges and is coupled with such social services as job training, life skills training, substance abuse programs, educational programs, and case management.

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

The following special needs facilities and services are offered in the SPA 8 region:

South Bay Alcoholism Services: Satellite Housing Center (Alcoholism and Drug Addition)

Project New Hope: Dallas House (HIV/AIDS)

Project New Hope: Herbert Benton House

Telecu: New Hope Courtyard Apts.

A community of Friends: California Hotel (Mental Illness)

Homes for Life: Denker House

Homes for Life: Harbor Gateway Homes

SHARE

National Community Renaissance (CORE): Encanto Court (Elderly)

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

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

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

During the 2019-20 program year, the City will continue to fund public services agencies that provide a range of supportive services including services to address the needs of frail elderly, persons with developmental disabilities and persons with HIV/AIDS identified as priority needs in the strategic plan.

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

During the 2019-20 program year, the City will continue to fund public services agencies that provide a range of supportive services including services to address the needs of frail elderly, persons with developmental disabilities and persons with HIV/AIDS identified as priority needs in the strategic plan.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

One of the most significant barriers to affordable housing in the City of Redondo Beach is the cost of housing. Factors contributing to the cost include the availability of land and the cost of development. 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 General Plan policies aim at preserving existing single family and low-density multiple-family neighborhoods; however, it also provides for additional capacity for growth by allowing for higher density development. Establishing selected areas for increased residential densities enhance 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 assure the density and design of housing is consistent with community standards, and to facilitate the provision of adequate infrastructure to support new housing. Government regulation can potentially have an inhibiting or constraining effect on housing development, particularly for affordable housing which must be developed in a cost-efficient manner. City fees, procedures, and requirements related to housing development in Redondo Beach are comparable to other cities in the region and therefore are not excessive or highly restrictive. It should be noted, however, the South Bay cities contain high cost housing. According to 2017 ACS data, the median home value for Redondo Beach was \$817,300 compared to \$486,148 in Los Angeles County.

The elimination of California Redevelopment low/mod housing funds in February 2012 has directly impacted a primary funding source of the City of Redondo Beach for subsidizing the cost of affordable housing.

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

Introduction

Operating through the City of Redondo Beach Waterfront and Economic Development Office are the Harbor Department and the Business Assistance Program. The function of the City's Harbor Department is to manage the City's property along the waterfront to ensure an attractive area for recreation and commerce. Assistance offered through the Business Assistance Program include Ombudsman Services (providing coordination services with other City departments as well as local, regional, county, state and federal agencies), Technical Assistance resources and a Small Business Loan Program providing technical assistance to support loan requests and business management.

Serving the Redondo Beach community is the South Bay One-Stop Business & Career Center with the mission to provide a fully integrated One-Stop workforce system to maximize employment and economic opportunity in partnership with business and the community.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	251	61	1	0	-1
Arts, Entertainment, Accommodations	3,403	4,747	11	19	8
Construction	883	806	3	3	0
Education and Health Care Services	3,833	1,953	13	8	-5
Finance, Insurance, and Real Estate	2,300	1,013	8	4	-4
Information	2,457	301	8	1	-7
Manufacturing	3,702	6,124	12	25	13
Other Services	972	913	3	4	0
Professional, Scientific, Management Services	4,662	2,265	16	9	-6
Public Administration	0	0	0	0	0
Retail Trade	2,360	3,707	8	15	7
Transportation and Warehousing	1,316	626	4	3	-2
Wholesale Trade	1,753	653	6	3	-3
Total	27,892	23,169	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	40,265
Civilian Employed Population 16 years and over	37,595
Unemployment Rate	6.65
Unemployment Rate for Ages 16-24	19.77
Unemployment Rate for Ages 25-65	5.14

Table 40 - Labor Force
Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	16,105
Farming, fisheries and forestry occupations	985
Service	2,455
Sales and office	8,885
Construction, extraction, maintenance and repair	1,270
Production, transportation and material moving	920

Table 41 – Occupations by Sector
Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,240	60%
30-59 Minutes	9,615	28%
60 or More Minutes	3,920	12%
Total	33,775	100%

Table 42 - Travel Time
Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	820	75	455
High school graduate (includes equivalency)	3,115	235	1,025
Some college or Associate's degree	8,465	870	2,005
Bachelor's degree or higher	21,050	980	2,890

Table 43 - Educational Attainment by Employment Status
Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	29	25	150	170	370
9th to 12th grade, no diploma	335	89	315	605	335
High school graduate, GED, or alternative	855	865	925	2,580	1,150
Some college, no degree	1,295	1,835	2,205	3,870	1,880
Associate's degree	245	725	1,000	1,730	615
Bachelor's degree	900	4,450	4,750	6,495	1,735
Graduate or professional degree	60	2,250	3,030	4,035	1,560

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,090
High school graduate (includes equivalency)	37,047
Some college or Associate's degree	45,017
Bachelor's degree	74,795
Graduate or professional degree	90,621

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The largest employers in the City by business sector are Manufacturing (25%), followed by Arts, Entertainment and Accommodations (19%), Retail Trade (15%) and Professional, Scientific and Management Services (9%), as reported in Table 45.

Describe the workforce and infrastructure needs of the business community:

The labor force in the City is comprised of 40,265 persons (16 years and over) with 37,595 employed and a 6.65% unemployment rate. Table 47 identifies occupation by sector in the City. The largest number of people (16,105) are employed in the Management, business and financial sectors, followed by the Sales and Office sector (8,885) and the Service sector (2,455). The City's work force is well located to take advantage of jobs in the region as indicated by the relatively low travel time. Table 48 indicates that 60% of the work force has travel times of less than 30 minutes.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job

and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Redondo Beach Waterfront and Economic Development Department offers assistance to businesses and developers through their Ombudsman Services. These services include coordination services with other City departments, as well as local, regional, county, state and federal agencies. Services may include permit expediting, project coordination and site location assistance. Referral services to appropriate agencies for other technical and financial assistance programs, as well as coordination of such services.

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

The workforce in Redondo Beach is well educated, according to Table 49, which indicates that about 63% have a bachelor's degree or higher and an additional 25% of the workforce have some college or Associate's degree. The high educational attainment level of the workforce is suitable for the high number of jobs in the Management, business and financial sectors. Table 50 presenting educational attainment by age further suggests that the work force is well educated with over 64% of the 25-34 and 35-44 age groups having a bachelor's degree or other professional degree. The older age groups drop off in educational attainment with 54% of the 45-65 age group and 43% of the 65+ age group attaining a bachelor's or other professional degree. Table 51 supports the fact that increased with increased educational attainment there is an increase in median earnings.

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

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

The primary goal of the One-Stop Centers is to offer convenient access to a wide array of services under one roof. Job information, training and job placement services including job club, labor market information, career workshops, job and career placement assistance, individualized assessment are all available. One of the primary services offered through the program is outplacement for dislocated workers. Services are offered to adults and youth.

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

The City of Redondo Beach does not participate in a Comprehensive Economic Development Strategy.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

See Above

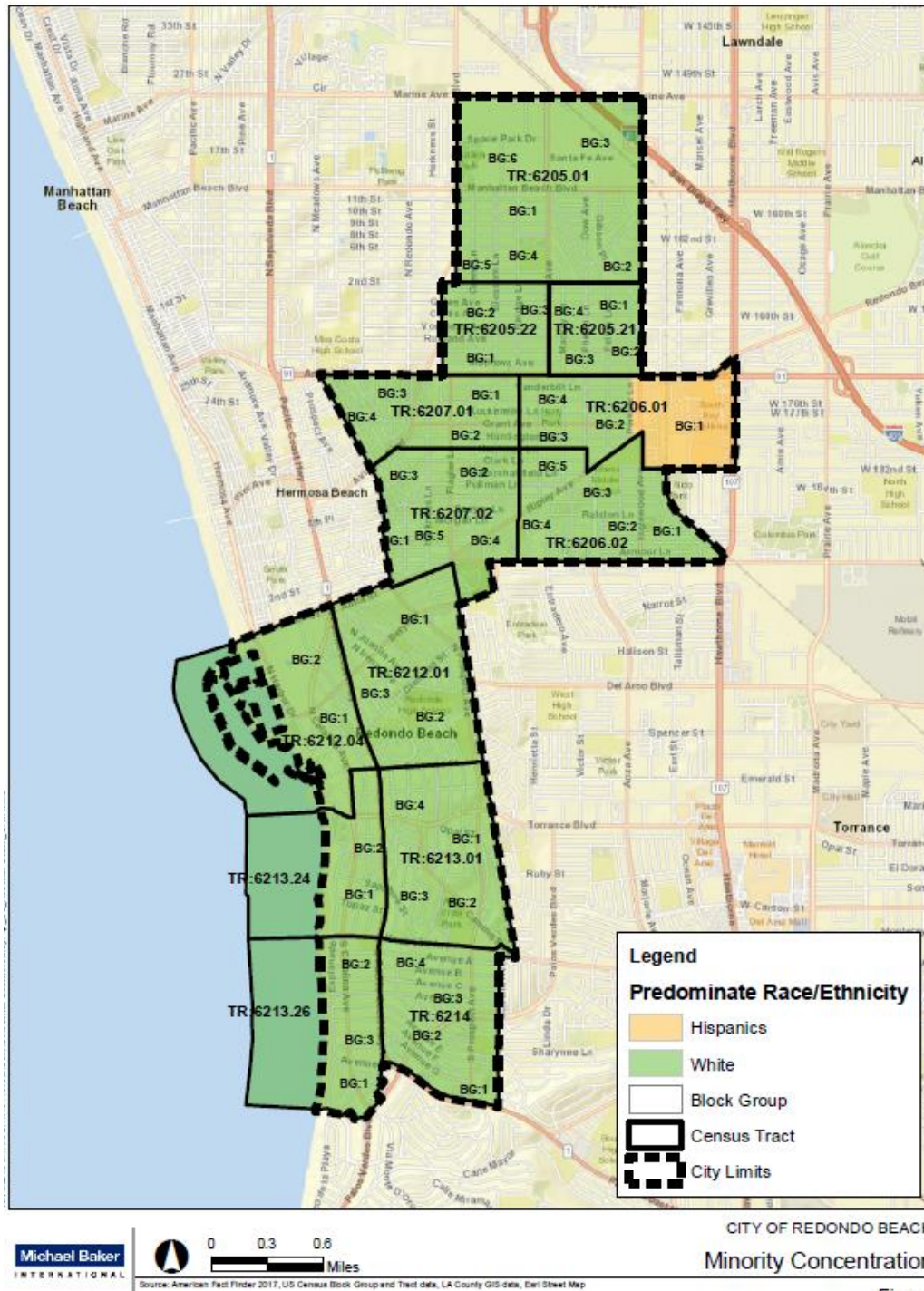
MA-50 Needs and Market Analysis Discussion

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

Data was not available to map areas of multiple housing problems for the City. However, there are areas within the City that have higher concentrations of LMI populations than others. These areas are more likely to experience multiple housing problems (such as cost burden and crowding) than non-LMI areas. For the City, there are LMI concentrated block group populations in Census Tracts 6212.04 (Block Group 2) and 6206.02 (Block Group 3).

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

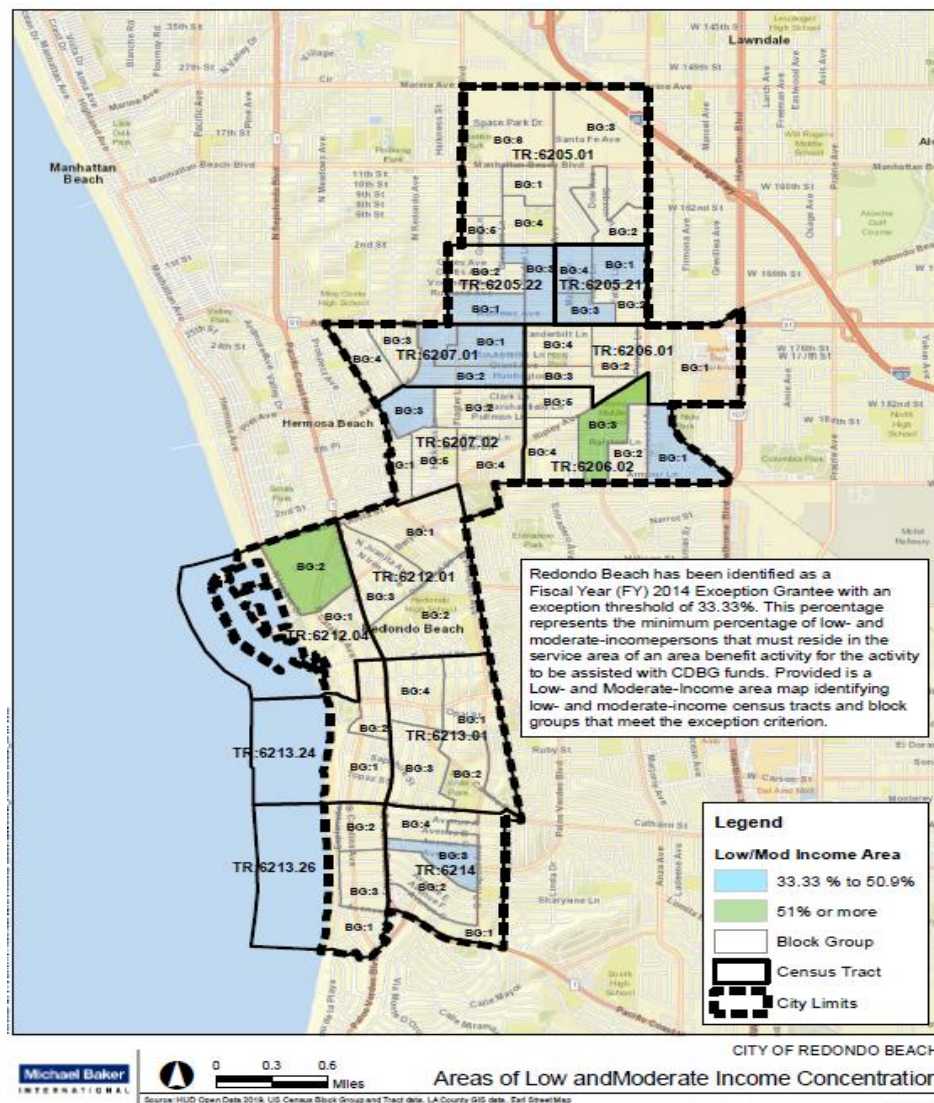
Redondo Beach defines “areas of minority concentrations” as Census tracts where the total percentage of minority residents is 20 percentage points greater than the percentage of minority residents for the City as a whole. Based on this criterion, and seen in the table below, there are zero census tracts where percentages of populations differ by 20% when compared to the City at-large. Overall, the racial/ethnic group concentrations in the City appeared to be scattered across tracts and of relatively low concentrations. There is only one block group in the City with a predominant race other than White. It is Block Group 1 in tract 6206.01, which is predominantly Hispanic, however, the tract at large is still predominantly White. This area can be seen in the minority concentration map below.



Cities receiving CDBG funds must meet one of three national objectives including principally benefitting low- and moderate-income persons. In the case of activities serving a service area, these activities generally meet the low- and moderate-income principal benefit requirement if 51 percent of the residents in the activity's service area are low- and moderate-income. Some communities, however, have no or very few areas in which 51 percent of the residents are low- and moderate-income. The CDBG law authorizes

an exception criterion in order for such grantees to be able to undertake area benefit activities. Under this criterion, an activity shall be considered to principally benefit low- and moderate-income persons when the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city in terms of the degree of concentration of persons of low- and moderate-income.

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.



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

The characteristics of the market are discussed in detail in earlier sections MA-05 through MA-25. Most of the same characteristics as described in those discussions apply to the market in these areas.

Current census data identifies two areas in Redondo Beach with the highest concentration of low- and moderate-income census block groups (6206.02 BG 3; 6212.04 BG 2) in the City, and one census block group (6206.01 BG 1) with a concentration of Hispanic households.

This was identified as a target area in the 2010-2015 ConPlan described as the Artesia/ Aviation Corridor) noted as the largest CDBG target area in North Redondo including portions of Census tracts 6206.01 and 6205.21. This area contains the largest concentration of low-income block groups in the City and is somewhat deteriorated and in need of improved public and commercial facilities. The area was targeted for commercial rehabilitation program activities.

Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others. Community assets are dispersed throughout the City.

Are there other strategic opportunities in any of these areas?

In addition to the many programs and facilities provided by the Community Services Department, the City makes a concerted effort to inform residents of the City about programs and services through a quarterly electronic City newsletter.

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

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

According to Federal Communications Commission (FCC) datasets, the City appears to be a well-connected area for all households and neighborhoods. This includes having multiple options to choose from. According to the data, just 0.6% of City households, or about 500 households, have their broadband options limited to only one provider. In addition, fiber connections instead of cable can be more expensive when offered to City residents, and therefore, becomes a more exclusive service that is harder to obtain for LMI households. However, residential fiber service is available to 99% of all City households according to FCC data.

With better service connections (fiber instead of cable), the City's average download speeds pace far higher than State and National average. In the City, the average download speed is 81.48 Mbps, which is 168.1% faster than State average, and 32.0% faster than the National average. Another FCC metric shows the percent of households in an area that have access to quicker speeds. For example, the State averages 95.6% of households with access to download speeds of at least 100 Mbps. However, the City paces higher than this rate. The two main providers for the region (Frontier and Spectrum) offer high rates of download speed Citywide. Frontier service of 100 Mbps is available to 99.5% of households, while Spectrum service of 940 Mbps is available to all households. Overall, FCC data seems to show that access to quality connections is available to all household types and all neighborhoods.

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

While nearly 100% of the City has access to more than one provider, the City may still benefit from increased competition. This is due to the City being dominated by two main providers competing for consumers (Spectrum and Frontier). FCC data shows that there are 6 residential providers in the City, however, the remaining four are either very slow or not accessible. For example, the provider Consolidated Smart Systems is only available to 2.6% of households, although it offers speeds up to five times faster than Frontier. Others are highly available yet offer exceedingly low speeds. This includes Viasat and HughesNet, which are both 100% available yet offer max speeds of 35 Mbps and 25 Mbps, far below National averages.

Overall, the City is mostly controlled by the two services that offer quick fiber speeds, Spectrum and Frontier.

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

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

The City's Local Hazard Mitigation Plan (the Plan) identifies many hazard types that have a medium-high priority for the City. Most these can have increased risks when it comes to climate change, higher temperatures, and stronger storms. For hazard types deemed to be of high priority, climate change can heavily affect Coastal Inundation, which is defined by the City as coastal flooding and storm surge. Climate change has been shown to create stronger, more volatile storms that can bring about strong storm surges and higher rates of flooding. Another hazard with high priority is Seismic Hazards, but this has long been a concern for the State independent of climate change.

Other hazards have a medium priority for the City can also have increased risk associated with climate change. These include Severe Weather (heat, wind, storms), Coastal Inundation (sea level rise), and General Flooding. Once again, climate change can increase the likelihood and volatility for these hazards in the City. More extreme temperatures can create high heat and longer dry seasons to produce drought or wildfire. As mentioned previously, stronger storms will lead to more flooding and potential coastal erosion.

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

While the Plan does not run through vulnerabilities for LMI households for each hazard, nor does it use maps showing LMI neighborhoods and area of risk, it does acknowledge the overall vulnerability for these populations. The Plan specifically speaks on issues facing families that live below the poverty line, instead of mentioning risks for all LMI households. The acknowledgment for these families states that they are less likely to have the financial resources to prepare or cope with impact of hazard events. Therefore, if a hazard event disrupts the local economy, they could face substantial hardships.

For each hazard alone, risks can be assessed using the maps displaying LMI concentrations for the City. There are only two block groups in the entire City that are LMI concentrated (51+% LMI), with one in census tract 6212.04 on the coast, and the other in census tract 6206.02 which is more inland. For the coastal block group, these LMI populations are more vulnerable to strong storm surges, coastal flooding and coastal erosion. The inland tract is more vulnerable to broad hazards such as general flooding and stronger storms that may create powerful heat, wind and rains.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The five-year Housing and Community Development Strategic Plan is a planning document. It identifies the programs and projects the City will undertake or consider in the five-year period. All programs and projects are subject to availability of funds and the City's annual budget adoption process. The Strategic Plan is the centerpiece of the City of Redondo Beach's 2020-2024 ConPlan. The Strategic Plan describes:

- Resources available;
- General priorities for assisting households;
- Strategies and activities to assist those households in need; and
- Specific objectives identifying proposed accomplishments.

The Strategic Plan outlined in this section is the result of all the information gathered and consultations held throughout the ConPlan planning process. This section also discusses resources available to implement housing and community development activities, institutional structures, coordination, monitoring, and performance measures. The Strategic Plan includes the following sections:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

The City's overall objective for the Community Development Block Grant (CDBG) program is to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish this objective in Redondo Beach, the following priority needs and goals were adopted:

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:

1. Support the Development of Decent Housing
2. Expand Affordable Housing Opportunities
3. Create Sustainable Neighborhoods
4. Provide Vital Public Services
5. Create Economic Opportunities
6. Planning and Administration

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

Geographic Area

The Geographic Priority Areas table has been deleted, as the City does not allocate funds on a geographic basis.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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-income households and programs to address homelessness.

Public improvements and public facilities are undertaken in lower-income areas. Activities identified under the public service 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.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Priority is assigned based on the level of need that is demonstrated by the data collected during the preparation of the plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.

Table 46 – Priority Needs Summary

1. Priority Need	Decent Housing – Preserve and improve the existing stock
Priority Level	High
Population	Low- and moderate-income Large families Families with children Elderly Individuals
Geographic Areas Affected	Citywide
Associated Goals	Expand affordable housing opportunities.
Description	The City intends to utilize CDBG funds, as available, to support local housing rehabilitation and neighborhood preservation programs in an effort to meet housing goals.
Basis for Relative Priority	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.
2. Priority Need	Affordable Housing – Create new affordable housing opportunities
Priority Level	High
Population	Low- and moderate-income Large families Families with children Elderly Individuals

Geographic Areas Affected	Citywide
Associated Goals	Support the development of decent housing.
Description	The City intends to utilize CDBG funds, as available, to support the development of new affordable housing to meet the needs and goals consistent with the Housing Element.
Basis for Relative Priority	Based on the housing market analysis, the high cost of housing particularly for low-income households and in accordance with the City's Housing Element, the City will begin to focus its efforts on seeking new housing opportunities in targeted properties.
3. Priority Need	Public Services – Provide rental assistance
Priority Level	High
Population	Low- and moderate-income Large families Families with children Elderly Individuals
Geographic Areas Affected	Citywide
Associated Goals	Provide vital public services.
Description	The City supports the efforts of the Redondo Beach Housing Authority to provide rental assistance to extremely low- and very low-income households. Eligible tenants pay 30 to 40% of their adjusted monthly income toward rent and utilities with HUD paying the remaining portion of the rent directly to the landlord on behalf of the tenant.
Basis for Relative Priority	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, this points to the high cost of housing particularly for low-income households and the need to preserve affordable housing. The City supports this program which utilizes other federal funding to increase the opportunities for availability of affordable housing units.
4. Priority Need	Public Services – Equal access to housing
Priority Level	High
Population	Low- and moderate-income Large families Families with children Elderly

	<p>Individuals</p> <p>Disabled persons</p>
Geographic Areas Affected	Citywide
Associated Goals	Provide vital public services.
Description	The City supports the housing needs of all segments of the community by promoting equal housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color age, or physical disability. The City contracts with the Housing Rights Center, a nonprofit organization, to help educate the public about fair housing laws and to investigate reported cases of housing discrimination.
Basis for Relative Priority	The City certifies that it will affirmatively further fair housing and will conduct an analysis of impediments to fair housing choice within the jurisdiction, take actions appropriate to overcome the effects of any impediments identified through that analysis and maintain records reflecting that analysis and actions taken.
5. Priority Need	Public Services - Homelessness housing and supportive services
Priority Level	High
Population	<p>Extremely low-income</p> <p>Low-income</p> <p>Moderate-income</p> <p>Large families</p> <p>Families with children</p> <p>Elderly</p> <p>Chronic homelessness</p> <p>Individuals</p> <p>Mentally ill</p> <p>Chronic substance abuse</p> <p>Veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of domestic violence</p> <p>Unaccompanied youth</p>
Geographic Areas Affected	Citywide
Associated Goals	Provide vital public services.
Description	The City intends to use a portion of its CDBG allocation to fund public services activities, which include housing and social services programs to

address homelessness and serve in the prevention of homeless.

Basis for Relative Priority	There were 4,409 homeless persons reported in the South Bay (SPA 8) in 2019. 84.7% were single adults, 581 were in families and 0 were unaccompanied youth. Single adults made up 84.7% of the homeless population with families making up 15.3% and unaccompanied youth 0%. The homeless count for 2019 reported 173 homeless persons in Redondo Beach. Vehicular homelessness is quite prevalent in Redondo Beach, consisting of 57% of the homeless population.
6. Priority Need	Public Services – Assist special needs residents.
Priority Level	High
Population	Extremely low-income Low-income Moderate-income Large families Families with children Elderly Individuals Mentally ill Veterans Victims of domestic violence Unaccompanied youth Frail elderly Persons with mental disabilities Persons with physical disabilities Persons with developmental disabilities Persons with alcohol or other addictions Persons with HIV/AIDS and their families
Geographic Areas Affected	Citywide
Associated Goals	Provide vital public services.
Description	The City intends to use a portion of its CDBG allocation to fund public services activities that benefit low- and moderate-income seniors, frail elderly and other persons with special needs or disabilities.
Basis for Relative Priority	During the consultation process, City recreation staff acknowledged that the demand for senior and frail elderly services will increase with the aging population. The ConPlan Priority Needs Survey revealed that senior

services, youth services and disabled services were the top three ranked community services priority needs.

7. Priority Need

Public Services – Health and dental services for low- and moderate-income youth and families

Priority Level

Low

Population

Extremely low-income
Low-income
Moderate-income
Large families
Families with children

Geographic Areas Affected

Citywide

Associated Goals

Provide vital public services.

Description

The City intends to use a portion of its CDBG allocation for public services activities to provide health services for low- and moderate-income youth and families.

Basis for Relative Priority

Results from the ConPlan Priority Needs Survey indicated that youth services were the second highest ranking community services priority need. According to data provided in the Needs Assessment, 86.7% of extremely low- and very low-income rental households and 72.0% of extremely low- and very low-income owner household are paying more than 30% of their income on housing. When a large amount of household income is paid for housing costs, less expendable income is available for other essential costs including health and dental care.

8. Priority Need

Community/Public Facilities – Public improvements and public

facilities to benefit low- and moderate-income persons

Priority Level	High
Population	Extremely low-income Low-income Moderate-income Large families Families with children Elderly Persons with Special Needs
Geographic Areas Affected	Citywide
Associated Goals	Create sustainable neighborhoods.
Description	The City intends to use CDBG funds to address identified infrastructure and public facilities need to benefit primarily low- and moderate-income persons.
Basis for Relative Priority	According to the ConPlan Priority Needs Survey and capital improvements budget information, residents and the City have identified specific infrastructure and public facilities needs as a high priority. Sidewalk improvements and street improvements were ranked the top two priorities in the Business and Other Needs category. Youth centers, senior centers and parks and recreational facilities were ranked as the top three Community Facility priority needs.

9. Priority Need Expand Economic Opportunities for residents and businesses

Priority Level	Low
Population	Extremely low-income Low-income Moderate-income Families with children Elderly Veterans
Geographic Areas Affected	Citywide
Associated Goals	Create economic opportunities.

Description

The City intends to utilize other non- CDBG funds to fund economic opportunities activities for job development and job training as part of the City's anti-poverty strategy. The Workforce Investment Act (WIA) Program office, that is a separate entity from the City but located at the City site, will provide classroom training, employment counseling, on-the-job training and work placement assistance to lower income persons who have been displaced, persons who are in the welfare to work program, at-risk residents, youth, or residents who are in need of job skills. The WIA also provides a one stop career center called Beach Cities One Stop (BCOS) Business and Employment Center. The BCOS Center makes available computers, phone, fax and copier, reference materials and job vacancy announcements.

Basis for Relative Priority

Employment training was ranked as the third highest priority need of the Business and Other Needs category.

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Redondo Beach does not receive HOME funds and will not fund TBRA
TBRA for Non-Homeless Special Needs	Redondo Beach does not receive HOME funds and will not fund TBRA.
New Unit Production	According to data provided in the Needs Assessment, 59% of Redondo Beach households experience a housing cost burden, while 86.7% of extremely low- and very low-income rental households and 72.0% of extremely low- and very low-income owner households are paying too much for housing. Based on this data and the housing market analysis completed as part of this plan, there is a need for more affordable housing units. A policy in the Housing Element indicates that the City will assist in the development of affordable.
Rehabilitation	Based on the data provided in the Needs Assessment and the Market Analysis completed as part of this plan, while housing Redondo Beach is generally in good condition, there is a need for continued maintenance of the city's older housing stock.
Acquisition, including preservation	According to data provided in the Needs Assessment, 59% of Redondo Beach households experience a housing cost burden, while 86.7% of extremely low- and very low-income rental households and 72.0% of extremely low- and very low-income owner household are paying too much for housing. Based on this data and the Market Analysis completed as part of this plan, the City will advocate and facilitate the conservation and rehabilitation of the city's older residential properties by homeowners and landlords.

Table 47 – Influence of Market Conditions

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

Introduction

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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$325,000			\$325,000	1,300,000	Based on HUD 2019-2020 allocation and projection through the ConPlan period

Table 48 - Anticipated Resources

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

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 to develop and deliver efficient 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 of Redondo Beach has no publicly owned land or property located in the jurisdiction that may be used to address needs identified in the plan.

Discussion

The City will use all available dollars to complete the activities set forth in the AAP.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its ConPlan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Redondo Beach	Community Services Department	Homelessness, Non-homeless special needs, recreation neighborhood improvements public facilities public services	City
City of Redondo Beach	Community Development Department	Developers, Non profit housing developers	City
Redondo Beach Housing Authority	Government	Rental assistance Economic Opportunities	City
Public Services Agencies	Non-profit agencies	Homelessness, Non-homeless special needs, public facilities public services	City
Housing Developers	Private Developers	Affordable housing Market rate housing	City

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The above table represents the lead agencies and organizations that will play a major role in administering CDBG, based on partnerships with these entities. This is not intended to be a comprehensive list given that some public services organizations will not be selected to participate until after the Plan has been approved.

CDBG funds received by the City are administered by the Community Services Department. The City relies on a number of governmental department and agencies, private, nonprofit organizations as well as for-profit developers to carry-out the City's housing and community development program. The City's

Community Development Department's functions directly to impact and facilitate the development of housing. Housing developers are an important partner essential for the development of market rate and affordable housing. Private developers are unable to build affordable units without government or other subsidies because of the high cost of land in the City. The Public Works Department is responsible for the design, construction, maintenance, and operation of public facilities as well as administering infrastructure projects. The Redondo Beach Housing Authority administers the HUD Section 8 Housing Choice Vouchers that benefits the City's low-income population with publicly assisted rental housing. There are several non-profit public services agencies that provide emergency shelter, transitional and special needs housing, and services to the homeless population and low-and moderate-income households.

There are a few gaps or weaknesses in the institutional structure that must be addressed. The loss of the redevelopment program presents a significant challenge for continued support for affordable housing. The end of redevelopment funding has resulted in a loss of the primary funding source for affordable housing and a loss of administrative resources for housing programs. The recent termination of redevelopment and reductions in CDBG funding has forced cutbacks in programs like the Home Improvements Program and the Commercial Rehabilitation Program. The cutbacks in funding have impacted public services programming, resulting in limited staff and limited budgets. Cutback in funding has also resulted in limited staffing at the Housing Authority. While the City has limited control over tight budgets, City staff will continue to work closely with these entities to make efforts to achieve housing and community development goals.

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

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

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 50 - Homeless Prevention Services Summary

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

The City of Redondo Beach is a participant in the Los Angeles Homeless Services Authority (LAHSA) CoC. The City is served by the Service Planning Area 8 (SPA 8) located in the South Bay. SPA 8 is comprised of 18 cities including Redondo Beach and five unincorporated areas. The needs of homeless persons in the City and the surrounding area are served through a network of agencies and service providers including: LAHSA; the City; Redondo Beach Police Department; the school districts in the area; and social service agencies.

SPA 8 is comprised of a network of agencies/organizations that provide housing for the homeless and supportive services. SPA 8 serves a number of different client groups including: victims of domestic violence; homeless individuals; homeless families with children; emancipated youth; persons with HIV/AIDS; veterans; persons with mental illness and seniors.

The SPA 8 homeless housing inventory includes: 574 beds of emergency housing; 270 beds of transitional housing; and 458 beds of permanent housing.

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

The local service providers maintain a strong network to coordinate their service delivery and to refer clients when necessary.

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

To assist in maintaining the City's affordable housing stock, the City will continue a housing rehabilitation program for low-income homeowners. This is a collaborative effort between the City, low-and moderate-income homeowners and contractors.

The Housing Authority will continue making adjustments to forms and procedures in response to HUD's new requirements and mandates and the needs of their clients. Housing Authority staff have a collaborative relationship with the WIA program through the Beach Cities One Stop Center (BCOS). Housing Authority staff refers residents to BCOS for job development and job training.

In order to help local human service agencies, provide needed services to lower income residents, the City plans to commit up to 15% of its CDBG entitlement each year during the planning period to public service agency funding. This public service funding links the City to a network of agencies providing services to meet the needs of low- and moderate-income persons.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support the Development of Decent Housing	2020	2025	Fair Housing	Citywide	Preserve and Improve Existing Housing Stock	CDBG: \$240,000	Homeowner housing rehabilitation Rehab Grants - Housing Units: 50
2	Expand Affordable Housing Opportunities	2020	2025	Affordable Housing	Citywide	Preserve and Improve Affordable Housing Stock	CDBG: \$120,000	Other-HUD Housing Vouchers Household Rental Assistance:40 Other – Fair housing activities Persons Served:700
3	Create Sustainable Neighborhoods	2020	2025	Non-Housing Community Development	Citywide	Increase sustainability within the City	CDBG: \$199,000	Public service activities other than low/moderate-income housing benefit Persons Served: 1,500
4	Provide Vital Public Services	2020	2025	Non-Housing Community Developments	Citywide	Public Improvements to Services and Facilities	CDBG: \$625,000	Public Facilities or Infrastructure activities other than low/moderate income housing Public Improvements: 5

5	Create Economic Opportunities	2020	2025	Economic Developments	Citywide	Create Economic Opportunities	CDBG: Other State and Federal Funding	Other – Job training and job development, Persons Served:9
6	Planning and Administration	2020	2025	Administration	Citywide	Plan Oversight	CDBG: \$200,500	Other

Table 51 – 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.

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

The City of Redondo Beach receives no HOME funds to provide for affordable housing for low- and moderate-income households. CDBG funds will likely only be used for Housing Rehabilitation programs to provide homeowners an incentive to remain in their homes and help preserve the existing affordable housing stock. The City's 2013-2021 Housing Element has adopted policies to assist in the development of affordable housing by utilizing density bonus as an incentive to facilitate the development of affordable housing; create collaborative partnerships for the provision of affordable housing; and address the housing needs of special needs populations and extremely low-income households.

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

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

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

Activities to Increase Resident Involvements

The Housing Authority has continued to educate Section 8 program participants and the public about anti-discrimination laws; the Authority undertook measures to ensure participants were aware of their rights, including their rights to reasonable accommodations and accessible housing. The Housing Authority provided economic opportunities for tenants interested in the Family Self-Sufficiency Program.

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

No, the Redondo Beach Housing Authority is not designated as troubled.

Plan to remove the ‘troubled’ designation

The Redondo Beach Housing Authority is not designated as troubled.

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

Barriers to Affordable Housing

One of the most significant barriers to affordable housing in the City of Redondo Beach is the cost of housing. Factors contributing to the cost include the availability of land and the cost of development. 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 General Plan policies aim at preserving existing single family and low-density multiple-family neighborhoods; however, it also provides for additional capacity for growth by allowing for higher density development. Establishing selected areas for increased residential densities enhance 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 assure the density and design of housing is consistent with community standards, and to facilitate the provision of adequate infrastructure to support new housing. Government regulation can potentially have an inhibiting or constraining effect on housing development, particularly for affordable housing which must be developed in a cost-efficient manner. City fees, procedures, and requirements related to housing development in Redondo Beach are comparable to other cities in the region and therefore are not excessive or highly restrictive. It should be noted, however, the South Bay cities contain high cost housing. 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.

The elimination of California Redevelopment low/mod housing funds in February 2012 has directly impacted a primary funding source of the City of Redondo Beach for subsidizing the cost of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The General Plan Land Use Element and the Zoning Ordinance of the City of Redondo Beach establish the permitted locations and densities for housing development within the City. The City's strategy, under the General Plan, to remove barriers to affordable housing will : (1) open up new areas of the City for housing development; (2) open up new areas for mixed use development; (3) to provide incentives for affordable housing development; and (4) provide for a total potential capacity of 34,652 units at buildout of the Land Use Element while preserving existing single-family and low-density multiple-family neighborhoods.

This strategy will increase housing development potential through designating certain commercial and industrial areas to 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.

This strategy is designed to accomplish several 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.

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 1736 Family Crisis Center.

SP-60 Homelessness Strategy – 91.215(d)

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

The City 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. Data showed that there were 4,409 total homeless persons in SPA-8, with 3,599 unsheltered. In addition, the City of Redondo Beach had 173 homeless persons, an increase from just 70 in 2013. Using the Coordinated Entry System (CES), individual profiles were created for these homeless persons, detailing specific needs and services each are requiring, in an effort to efficiently connect available resources to these individuals.

For 2019-2020, the City will allocate CDBG funds to the following agencies located in SPA 8 to address homelessness: 1736 Family Crisis Center to provide emergency and transitional shelter, counseling, support, and referral services to victims of domestic violence; and St. Paul's United Methodist Church Project Needs program to provide meals to the homeless or those at risk of becoming homeless.

The City works with several homeless services providers who have a great capacity to address multiple areas of homelessness, including meals, shelter, and hygiene.

Addressing the emergency and transitional housing needs of homeless persons

The City's Zoning Ordinance permits emergency shelters in Industrial Zone 1B. However, the SPA 8 region

offers a variety of homeless housing facilities serving different client groups including:

Emergency Shelter

608 beds serving individuals and families with children

Transitional Housing

605 bed 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 and 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.

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

The Los Angeles 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 can utilize this network of agencies to provide housing and supportive services in addition to using limited CDBG funding.

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

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

The City's Housing Improvement Program 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. With the loss of redevelopment funding, the only remaining Housing Improvements 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.

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

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

The City will comply with lead-based requirements at 24 CFR 570.608 as part of the administration of the CDBG program. The implementation of the lead-based paint hazards strategy to reduce the risk of lead-based paint poisoning is incorporated as part of the procedures of the City's housing rehabilitation program.

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

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

The City's anti-poverty strategy to reduce the number of poverty-level families is carried out through job development and job training programs. The 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 of the City of Redondo Beach refers residents to the South Bay Workforce Investment Board office in Torrance to participate in the WIOA program.

The Housing Authority of the City of Redondo Beach 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 currently serves 16 low-income residents and is planning to serve 25 residents during the planning period. The Housing Authority is working with the WIOA program.

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

The City's anti-poverty strategy is consistent with one of the City's ConPlan goals of providing for economic opportunities

SP-80 Monitoring – 91.230

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

The City will monitor activities carried out as part of the ConPlan process. Activity progress and accomplishments will be assessed and tracked through the Consolidated Annual Performance and Evaluation Reporting (CAPER) Narrative. City staff will closely monitor the timeliness of expenditures.

The City of Redondo Beach has developed a monitoring system to ensure that the activities carried out in furtherance of the plan are done in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices.

The City's on-site monitoring program has been designed to provide program staff with information to verify the accuracy of data provided by subrecipients, ensure that subrecipients are carrying individual activities as described in their contracts, and ensure that appropriate accounting and record-keeping methods are used by subrecipients as related to the use of CDBG funds. During the solicitation of funding applications from subrecipients, the City reviews the CDBG program goals, objectives and subrecipient obligations and reviews regulations related to the CDBG program that impact subrecipients in the implementation of their programs. For agencies receiving funding, the City reviews the content of the subrecipient agreements with the subrecipients. During the fiscal year, subrecipients must submit quarterly accomplishment reports and must provide adequate documentation to support CDBG reimbursement requests.

The City will also conduct annual, formal on-site visits with subrecipients. Staff utilizes a standardized monitoring checklist during each on-site visit, which identifies specific items to be reviewed during the visit.



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.

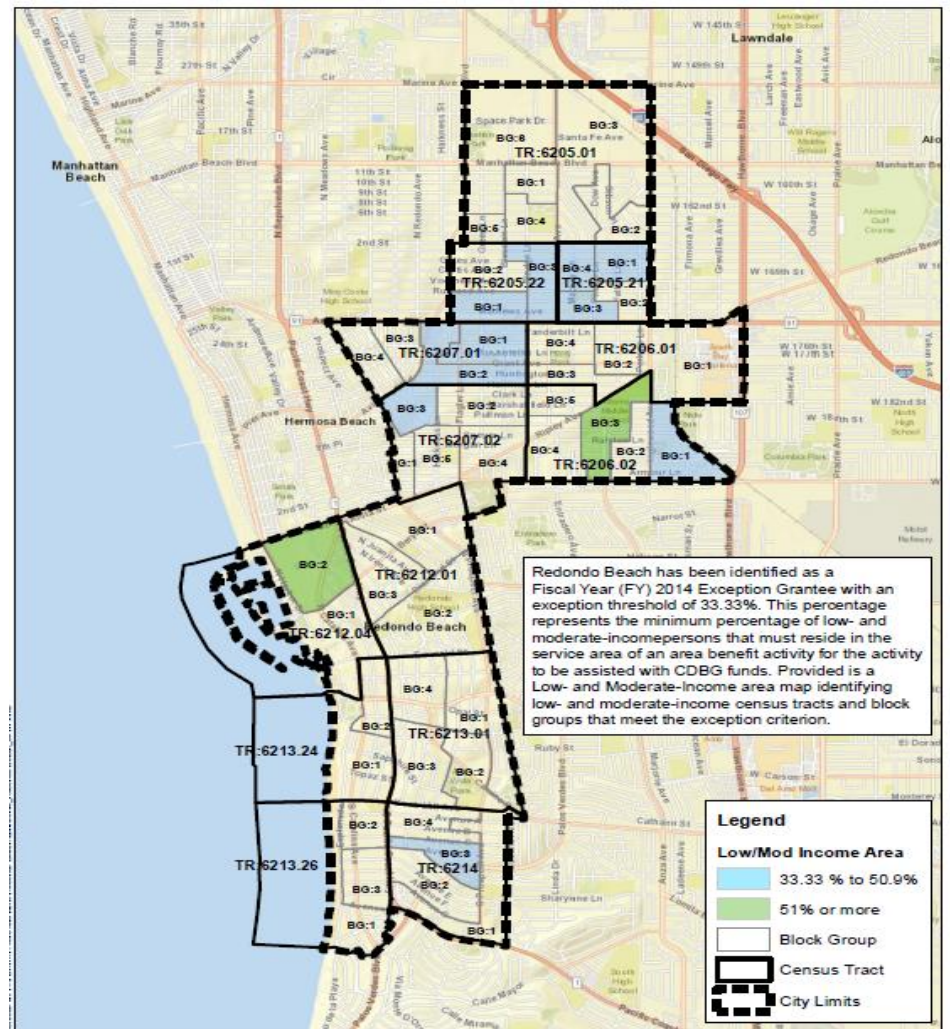
Table 57 - Projects

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

CITY OF REDONDO BEACH
Areas of Low and Moderate Income Concentration

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

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(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	\$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

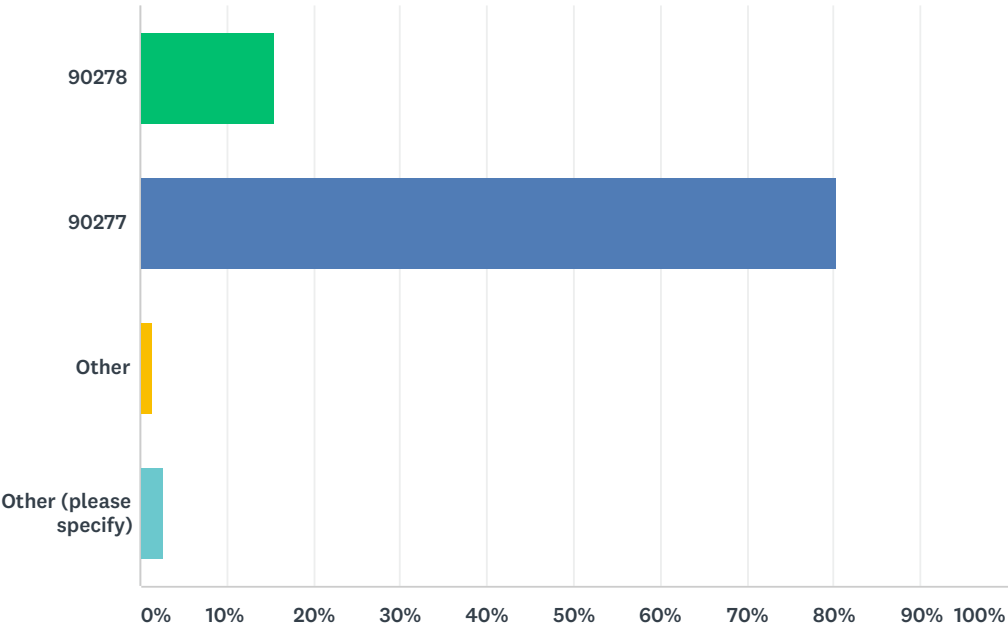
Community Services Director, (310) 318-0671, email: john.larock@redondo



Appendix B – Community Engagement Summary

Q1 What zip code do you live in?

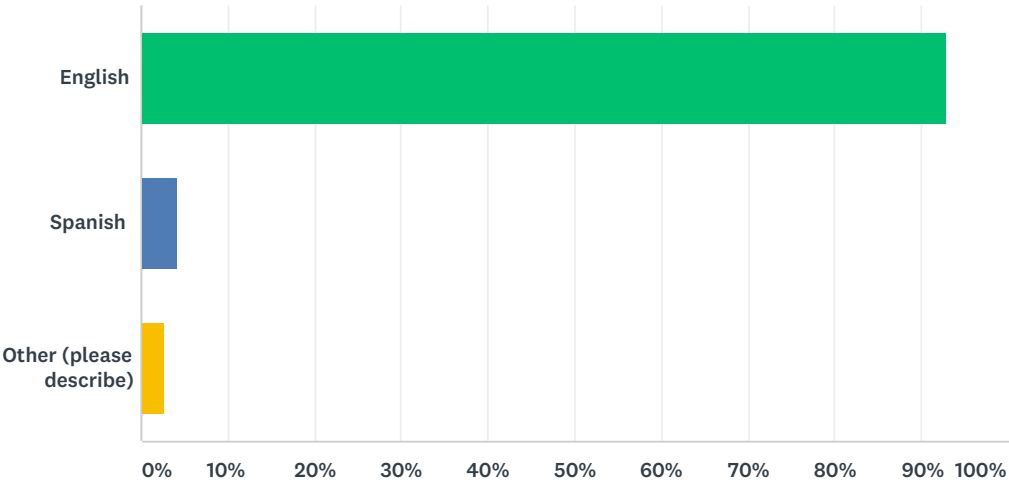
Answered: 71 Skipped: 0



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?

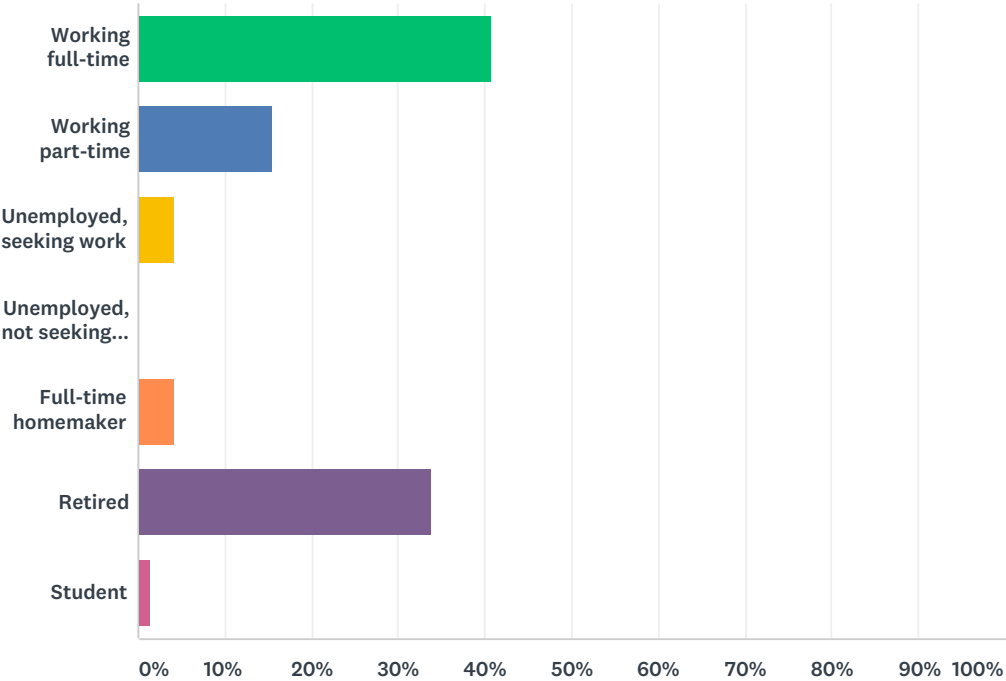
Answered: 71 Skipped: 0



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?

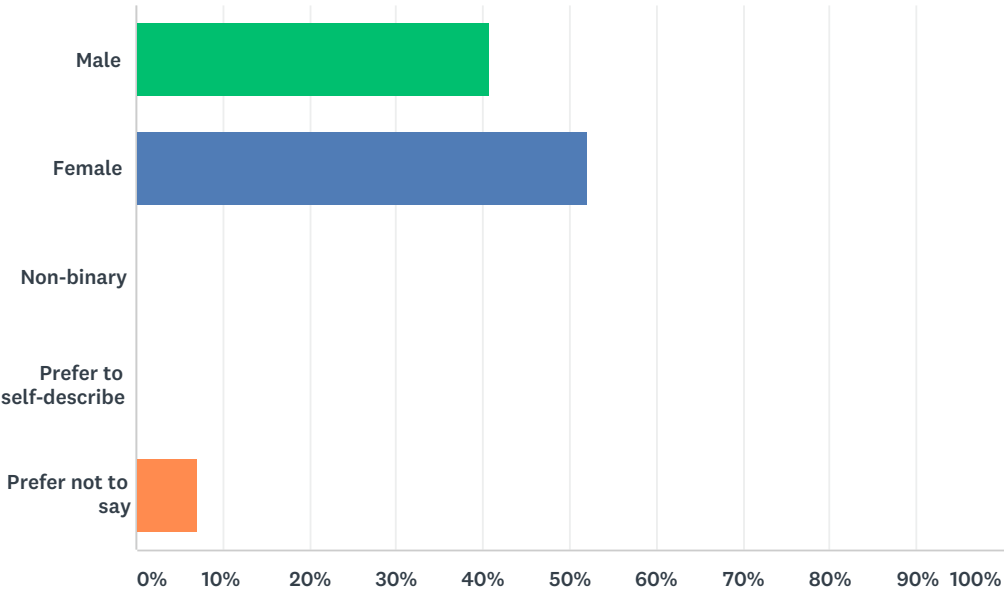
Answered: 71 Skipped: 0



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:

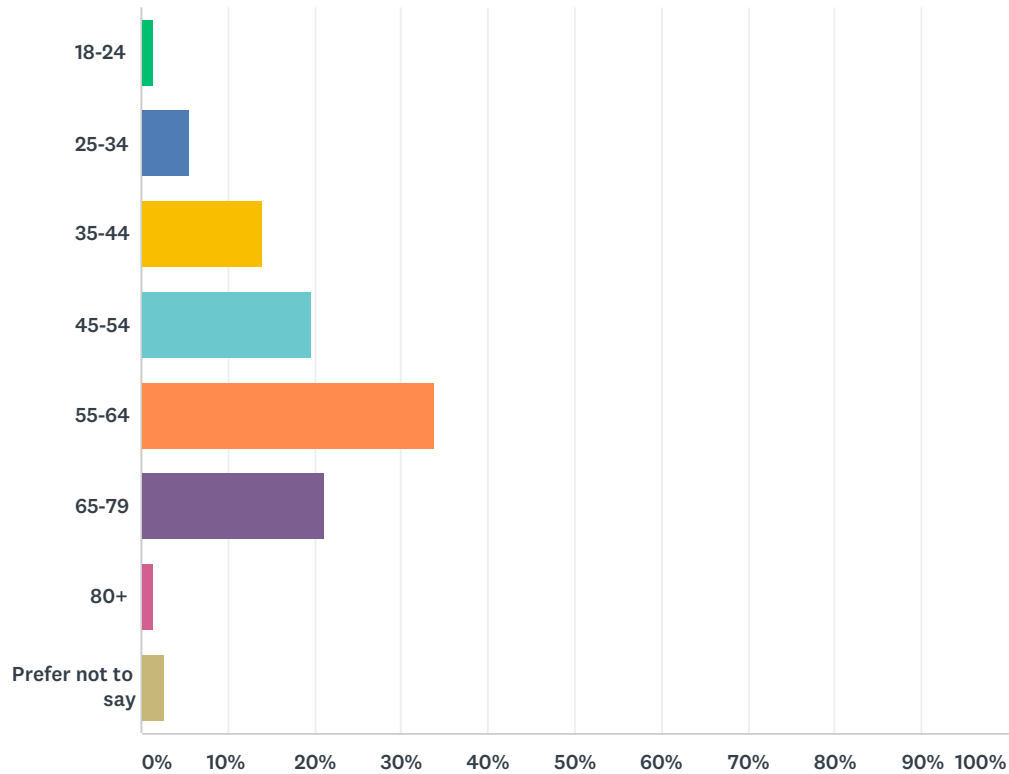
Answered: 71 Skipped: 0



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.

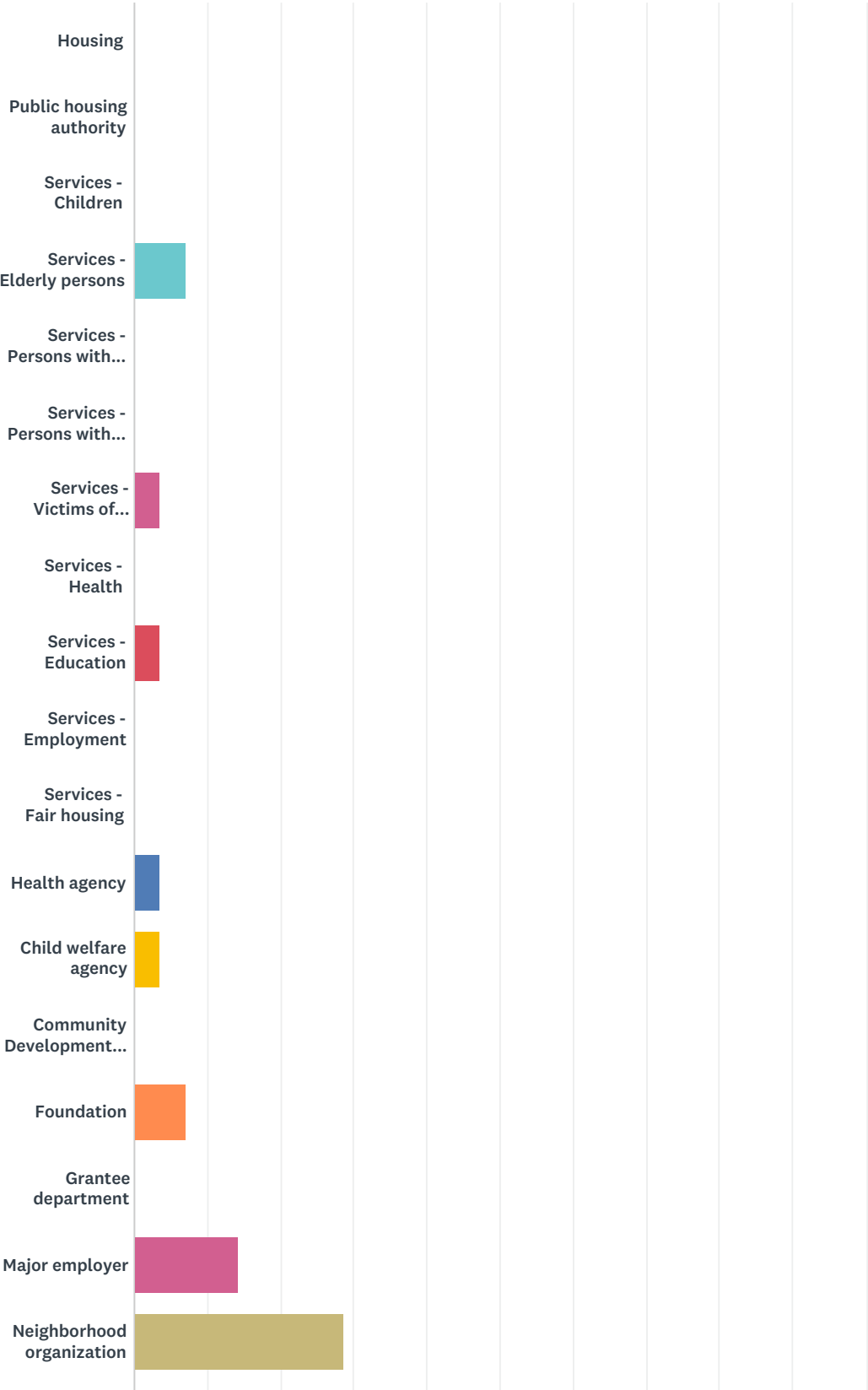
Answered: 71 Skipped: 0



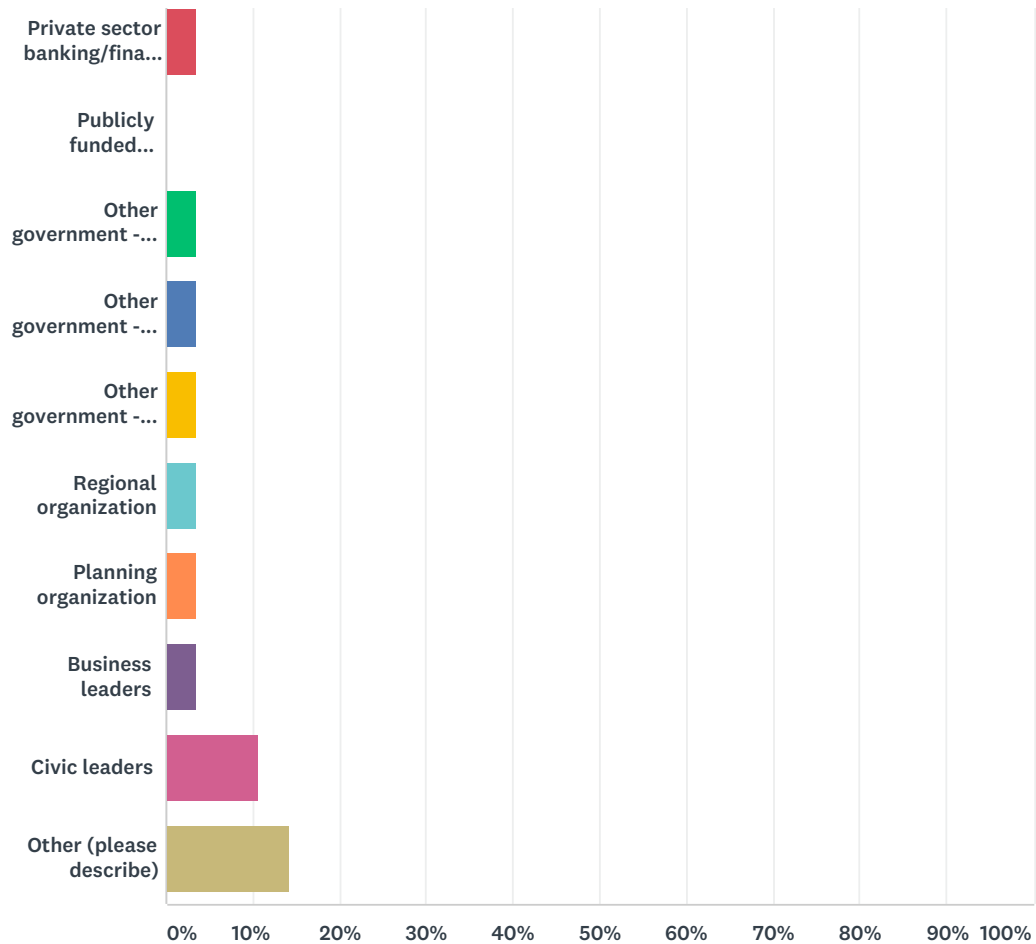
ANSWER CHOICES	RESPONSES	
18-24	1.41%	1
25-34	5.63%	4
35-44	14.08%	10
45-54	19.72%	14
55-64	33.80%	24
65-79	21.13%	15
80+	1.41%	1
Prefer not to say	2.82%	2
Total Respondents: 71		

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



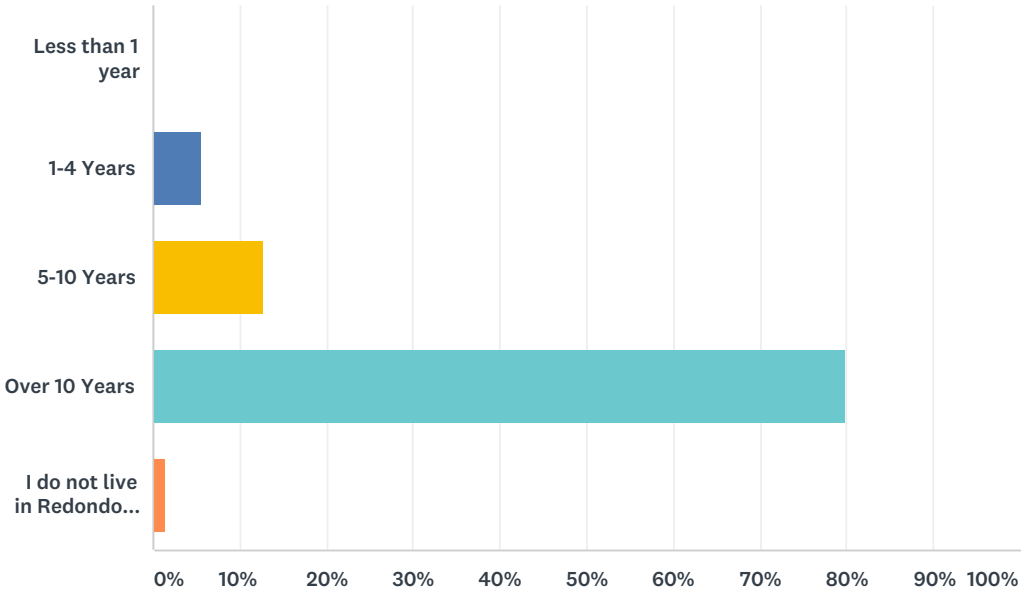
ANSWER CHOICES	RESPONSES	
Housing	0.00%	0
Public housing authority	0.00%	0
Services - Children	0.00%	0
Services - Elderly persons	7.14%	2
Services - Persons with disabilities	0.00%	0
Services - Persons with HIV/AIDS	0.00%	0
Services - Victims of domestic violence	3.57%	1
Services - Health	0.00%	0
Services - 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?

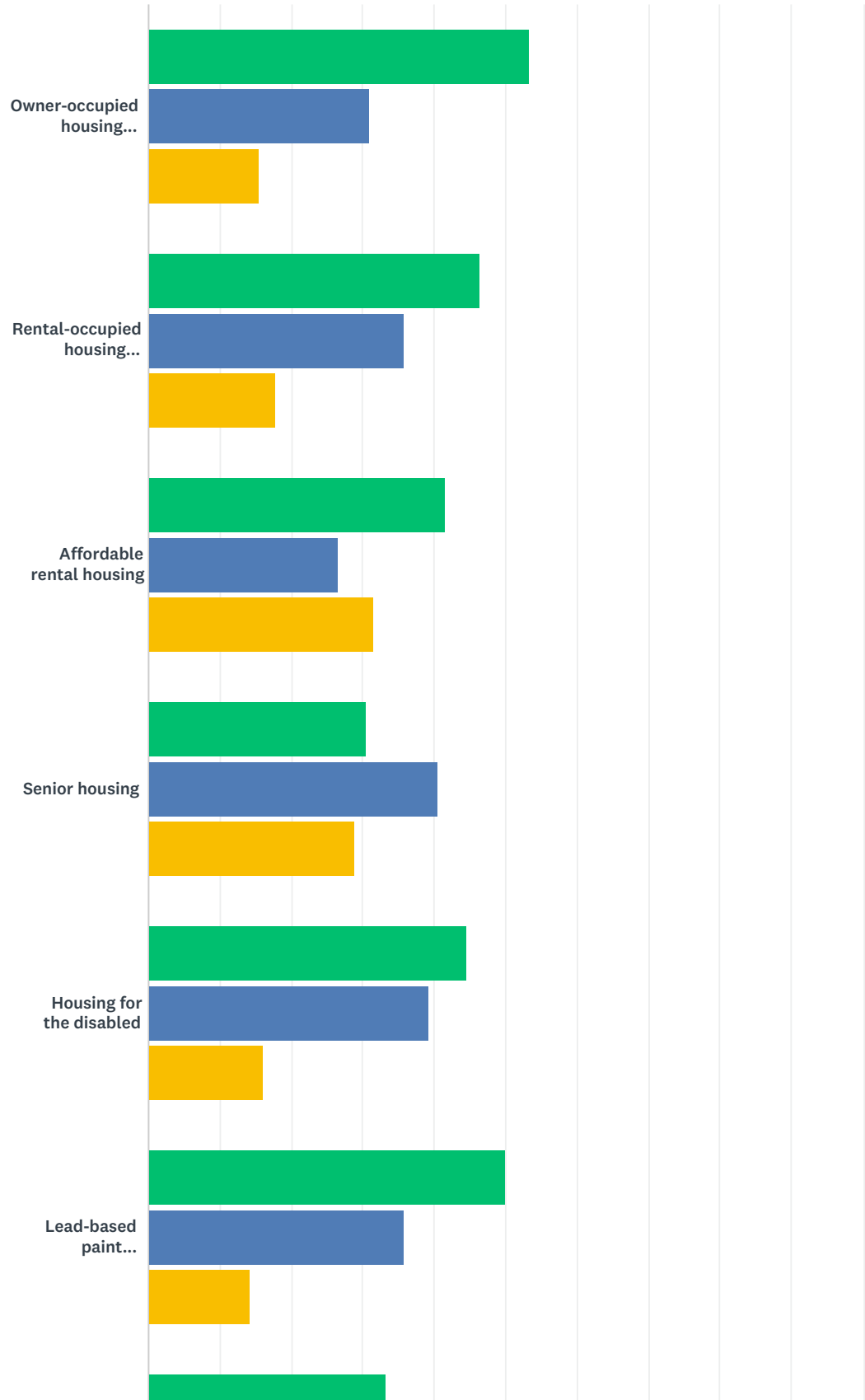
Answered: 70 Skipped: 1



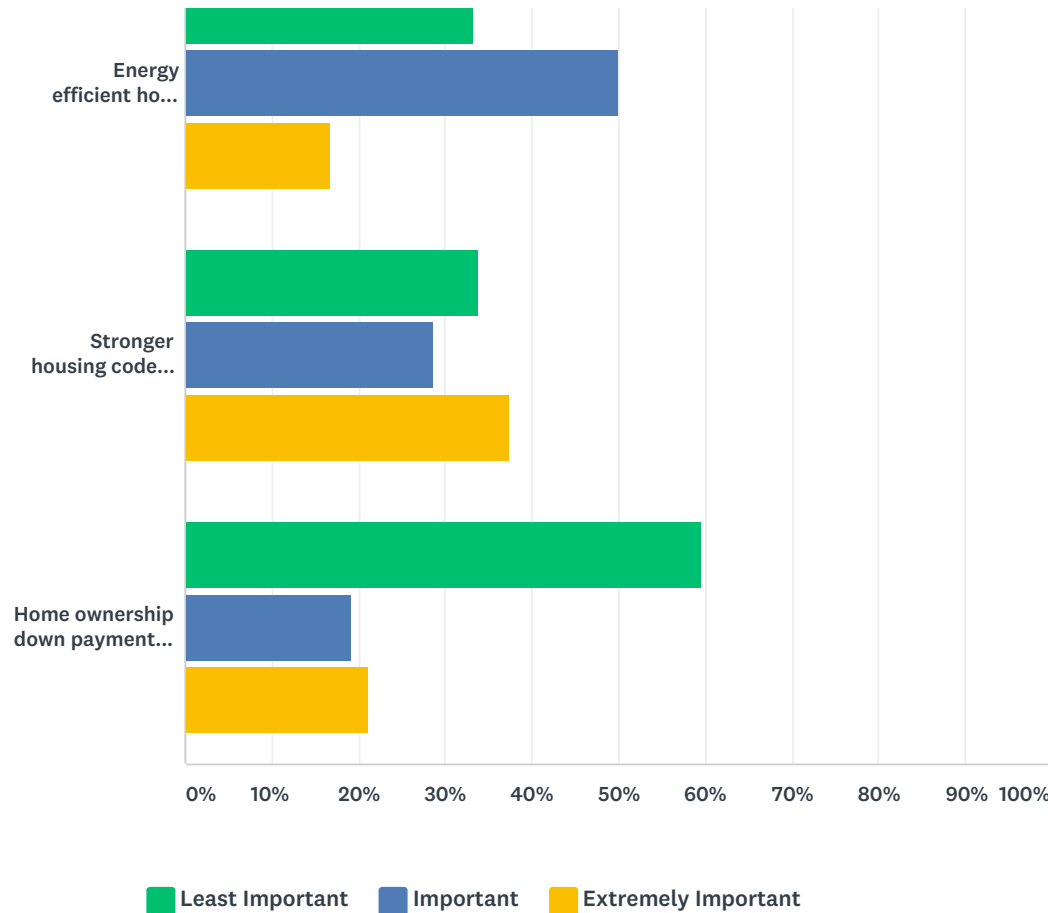
ANSWER CHOICES		RESPONSES	
Less than 1 year		0.00%	0
1-4 Years		5.71%	4
5-10 Years		12.86%	9
Over 10 Years		80.00%	56
I do not live in Redondo Beach		1.43%	1
TOTAL			70

Q8 Housing Needs

Answered: 64 Skipped: 7



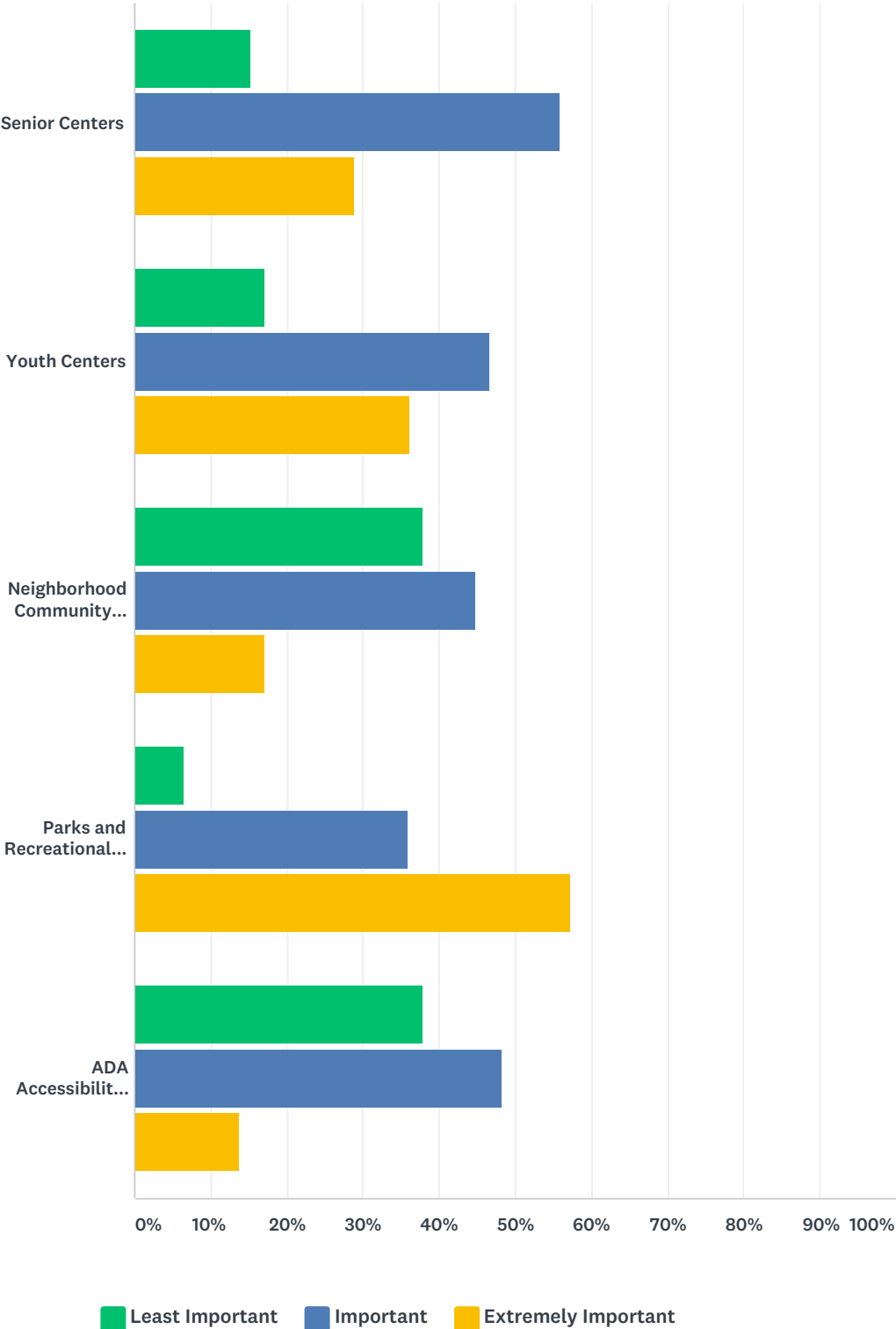
CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH



	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



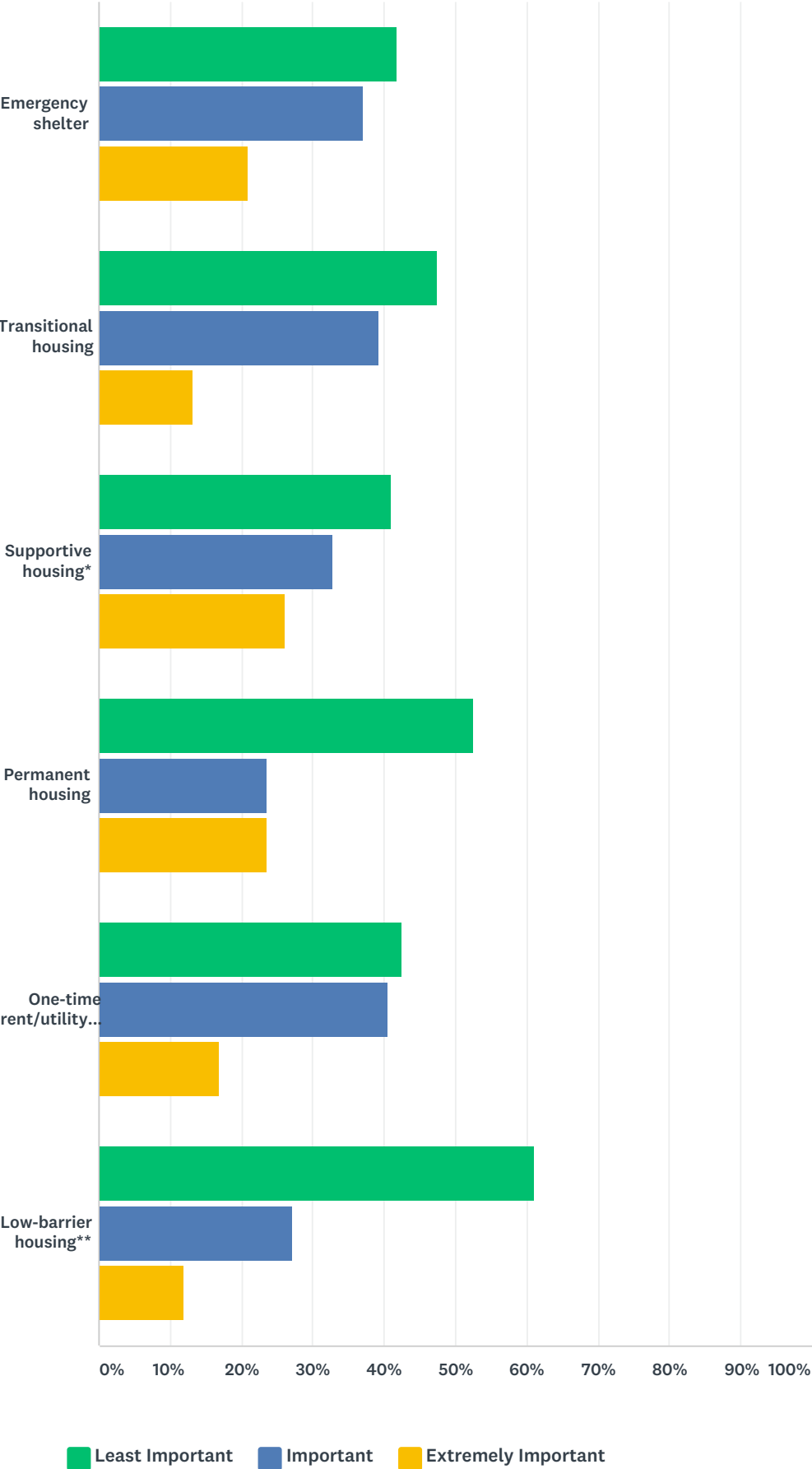
	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
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CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH

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

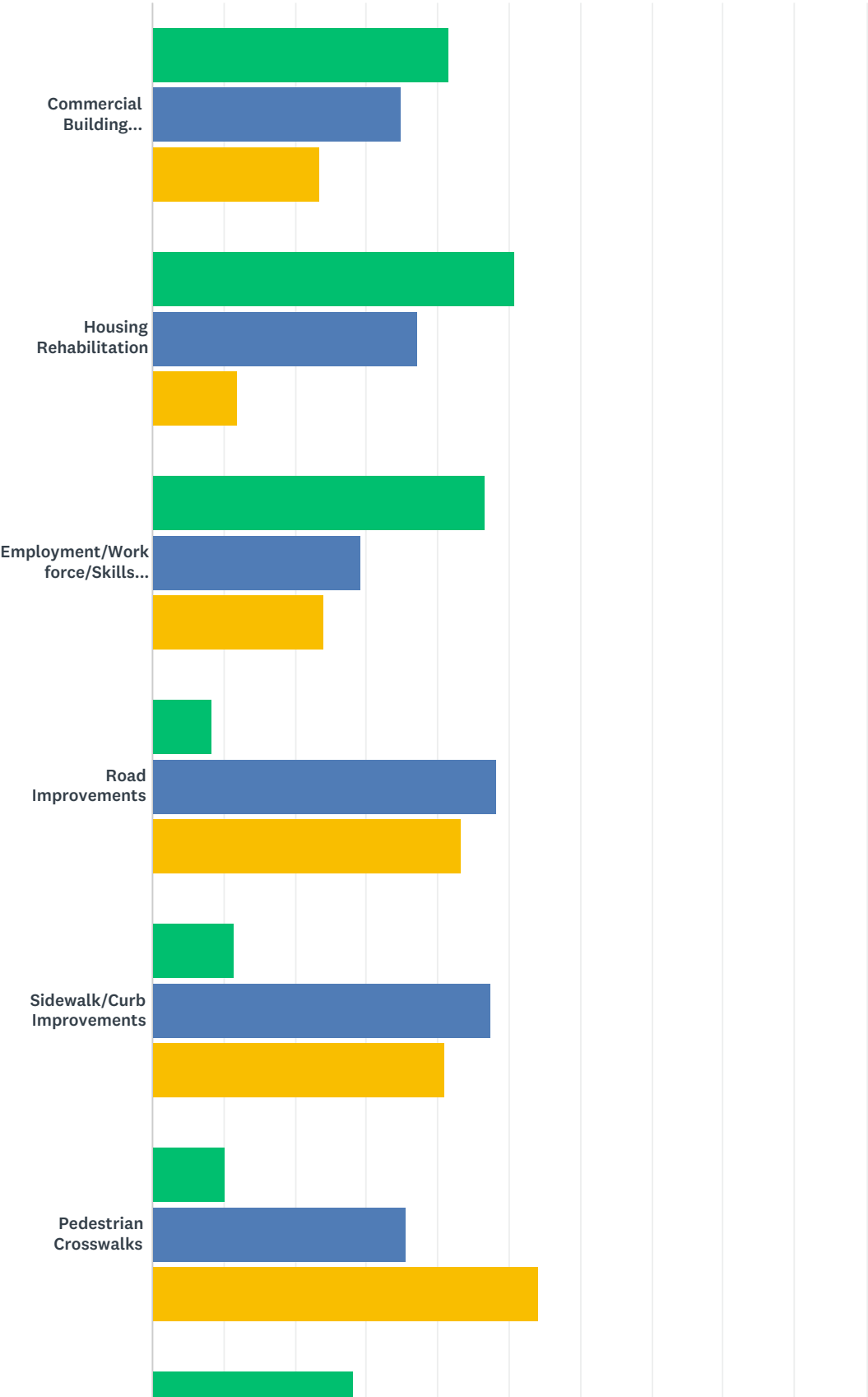


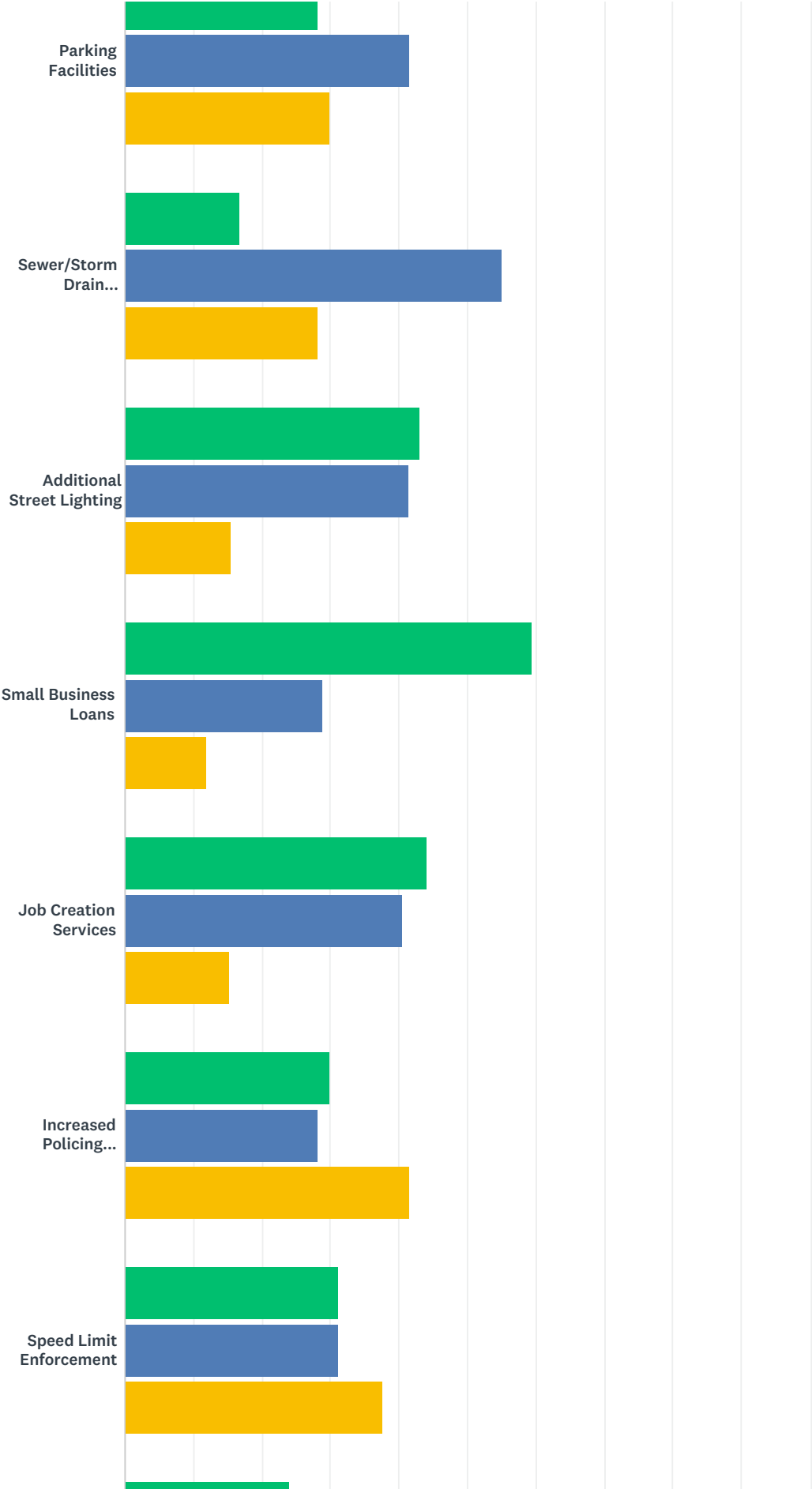
CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH

	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

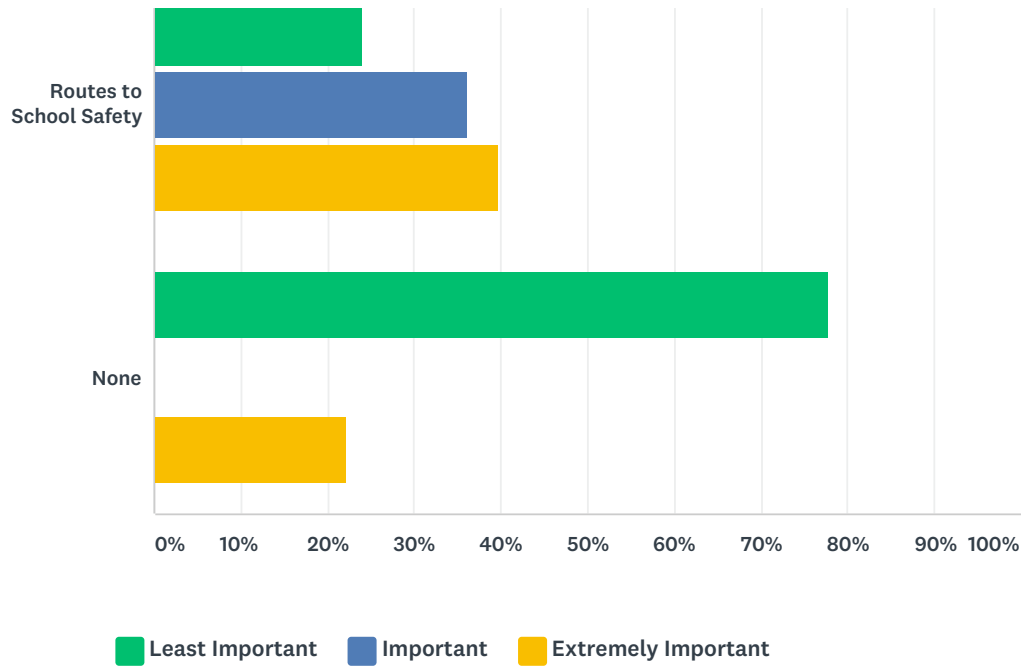
Q11 Needed Neighborhood Improvements

Answered: 64 Skipped: 7





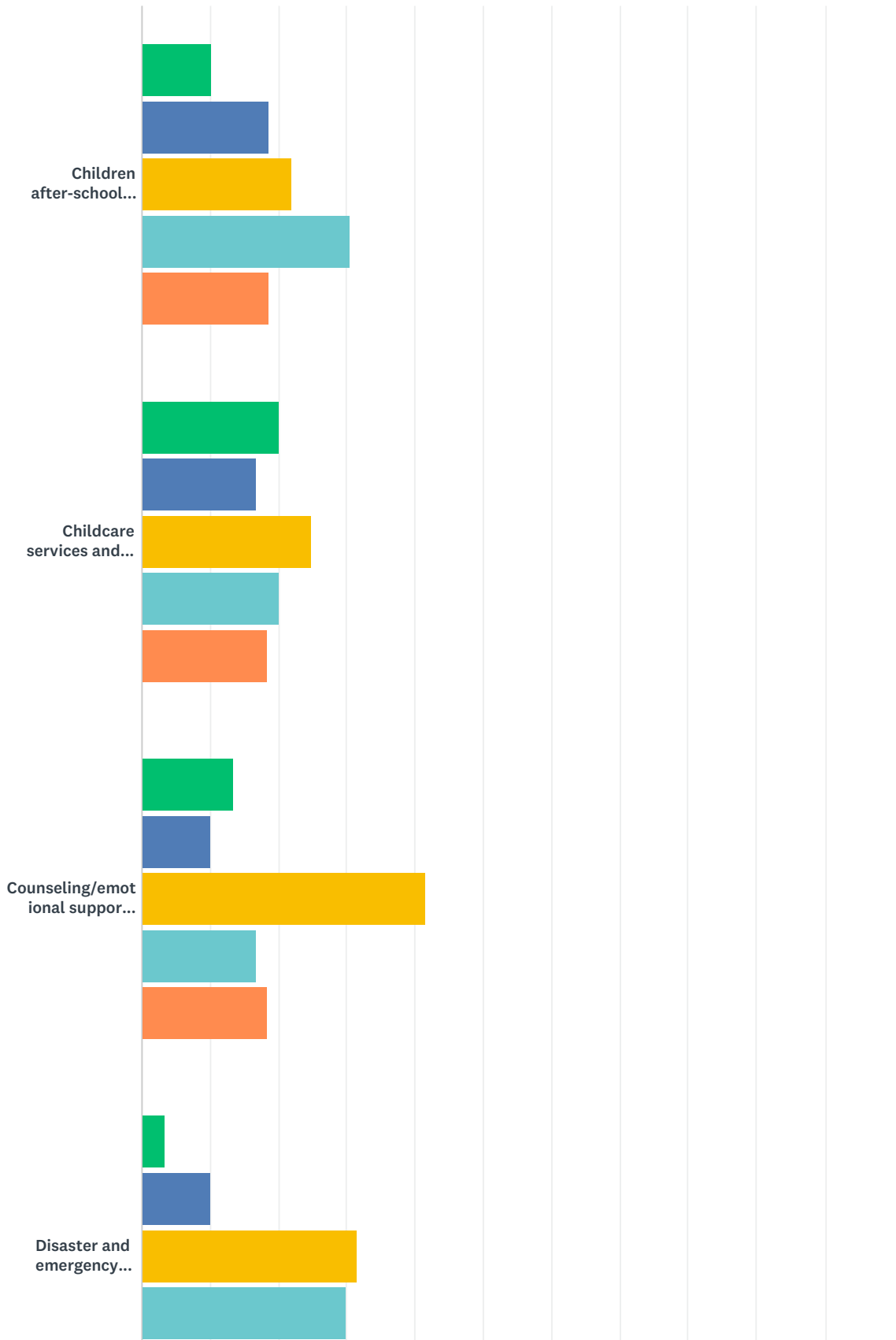
CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH

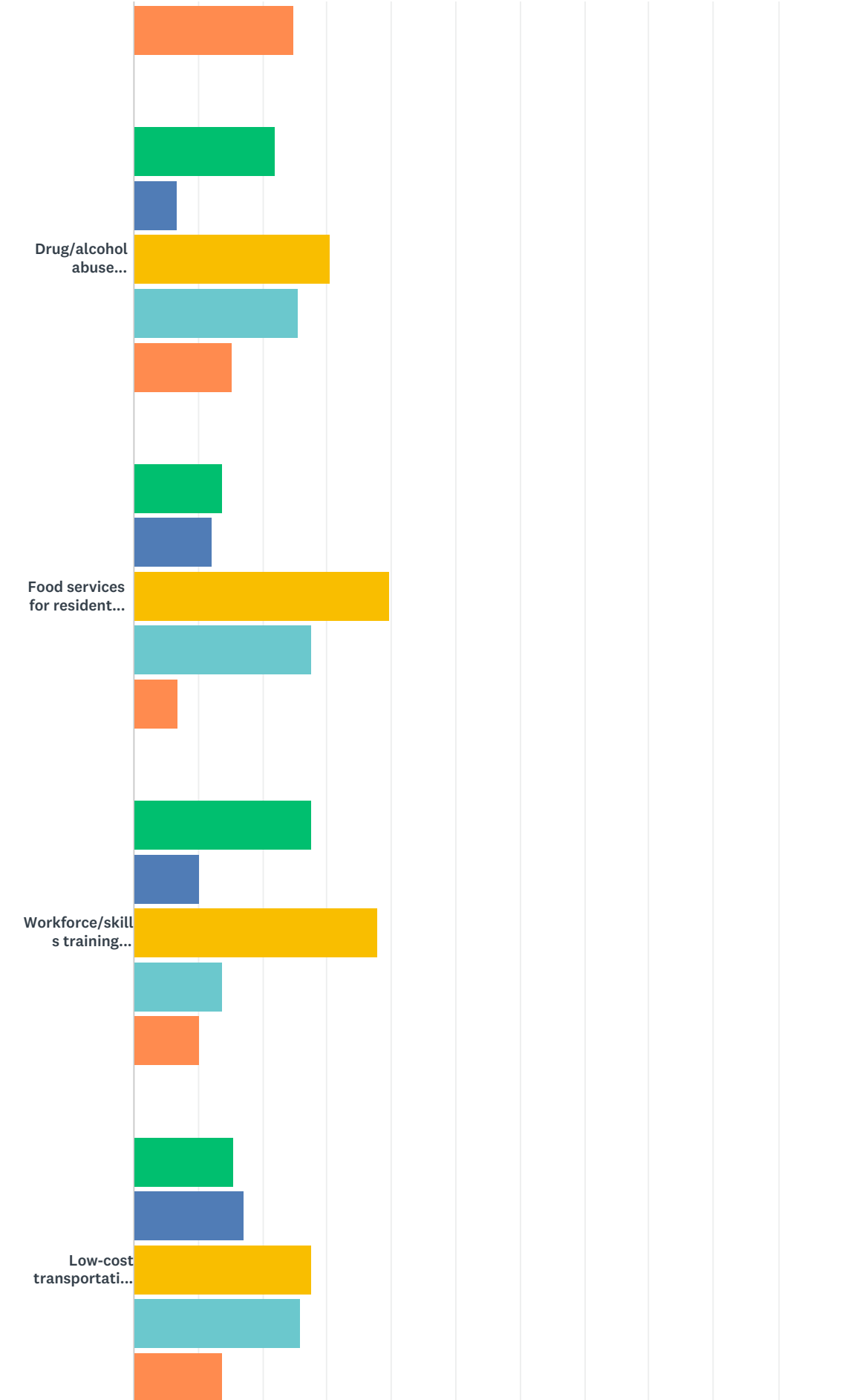


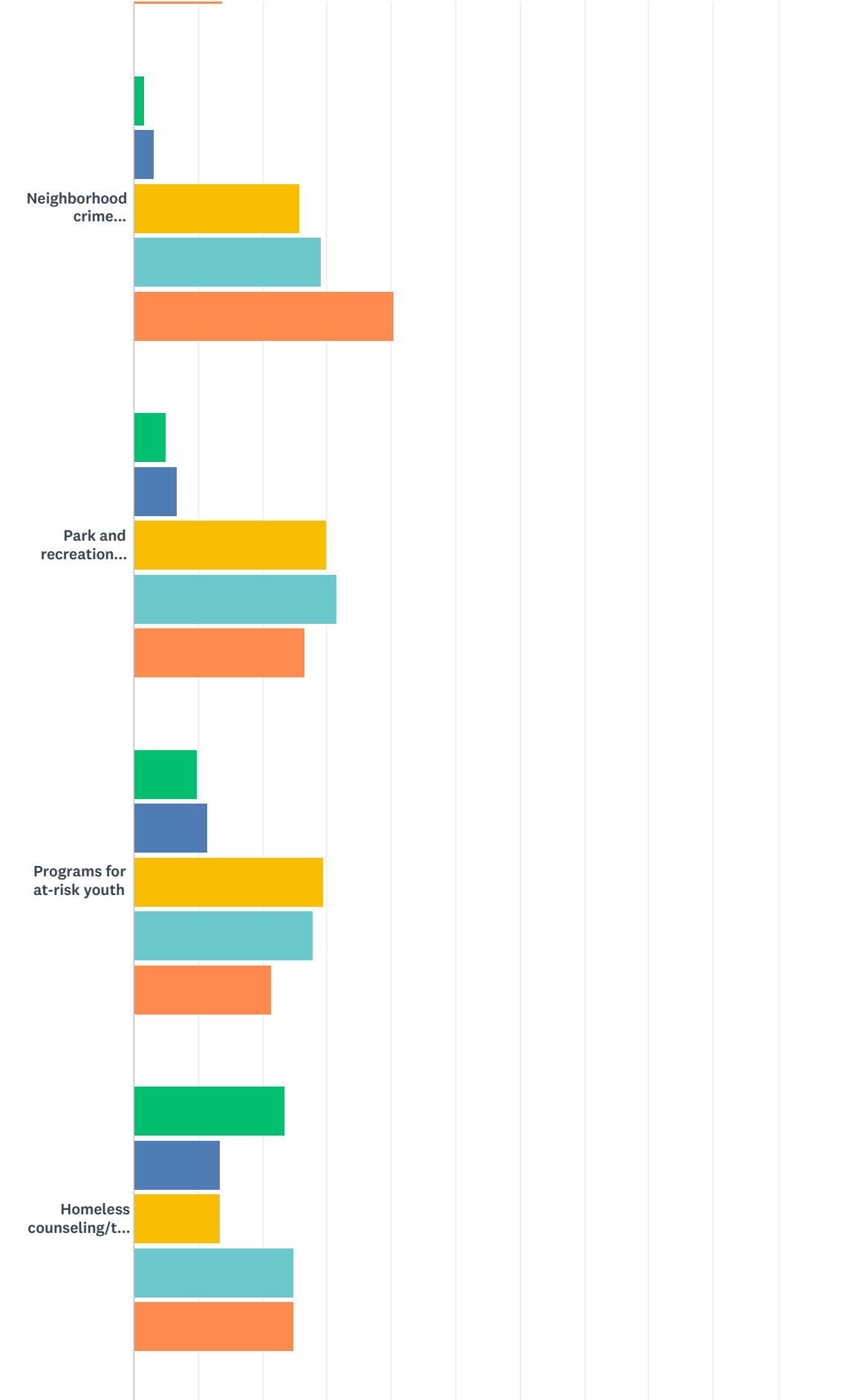
	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Commercial Building Rehabilitation	41.67% 25	35.00% 21	23.33% 14	60	2.40
Housing Rehabilitation	50.85% 30	37.29% 22	11.86% 7	59	2.10
Employment/Workforce/Skills Training	46.55% 27	29.31% 17	24.14% 14	58	2.31
Road Improvements	8.33% 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

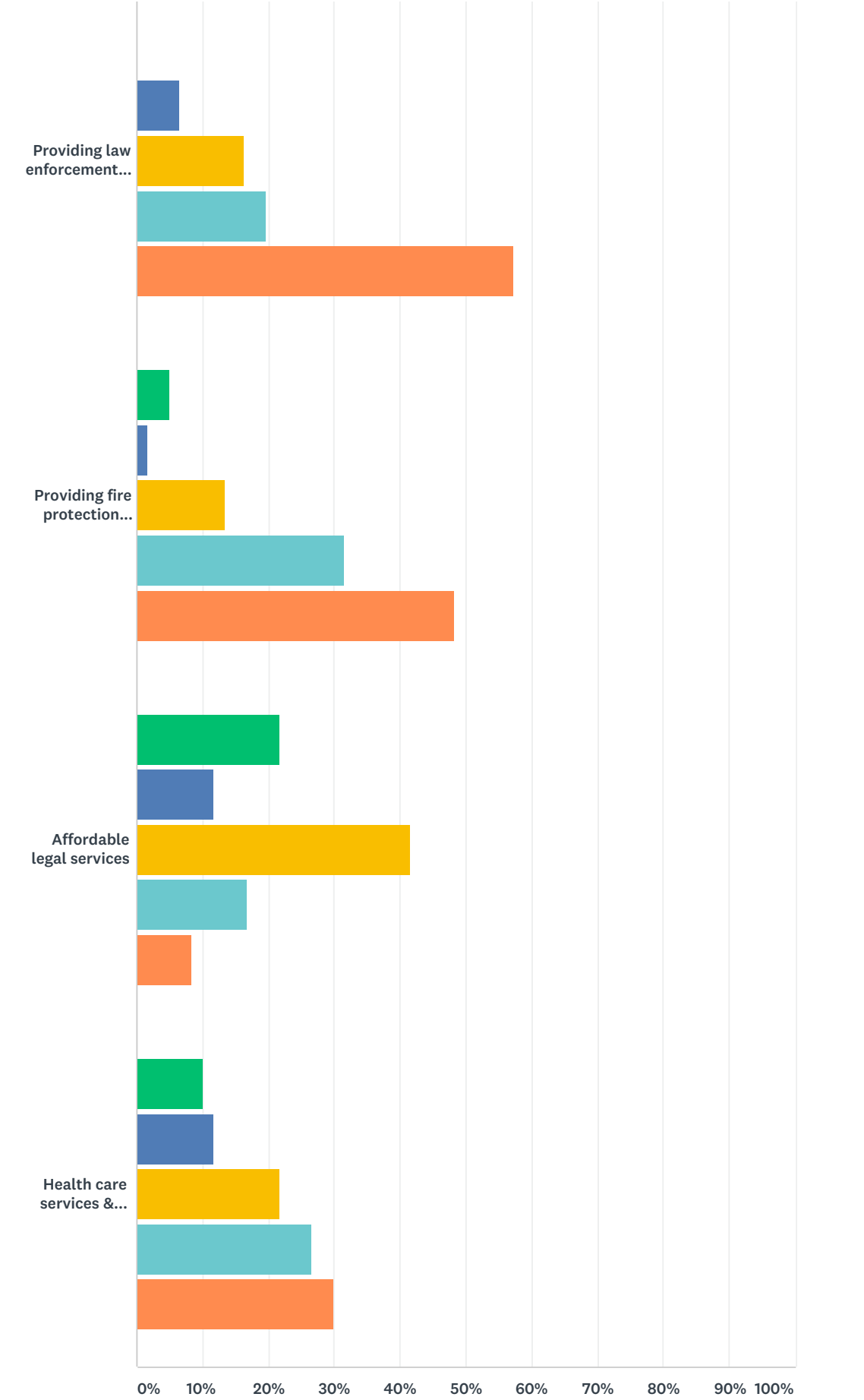
Q12 Community Programs and Services Importance

Answered: 62 Skipped: 9









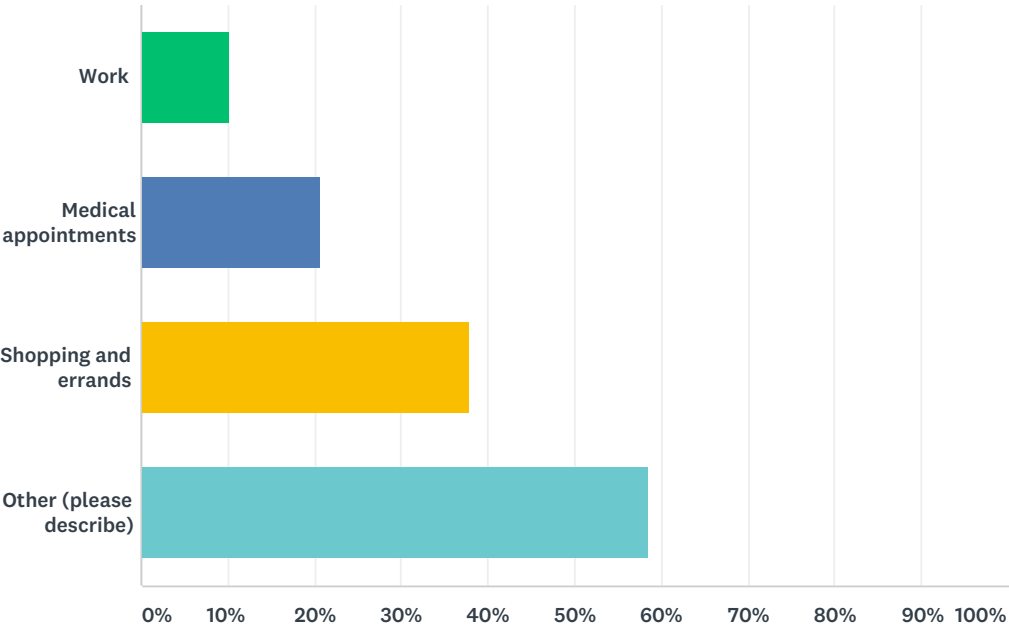
CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH

■ 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:

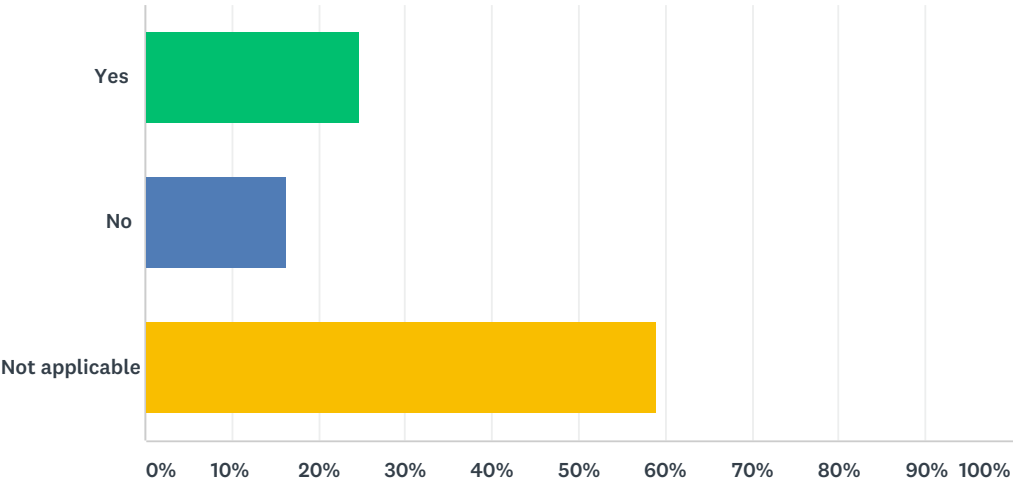
Answered: 29 Skipped: 42



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		

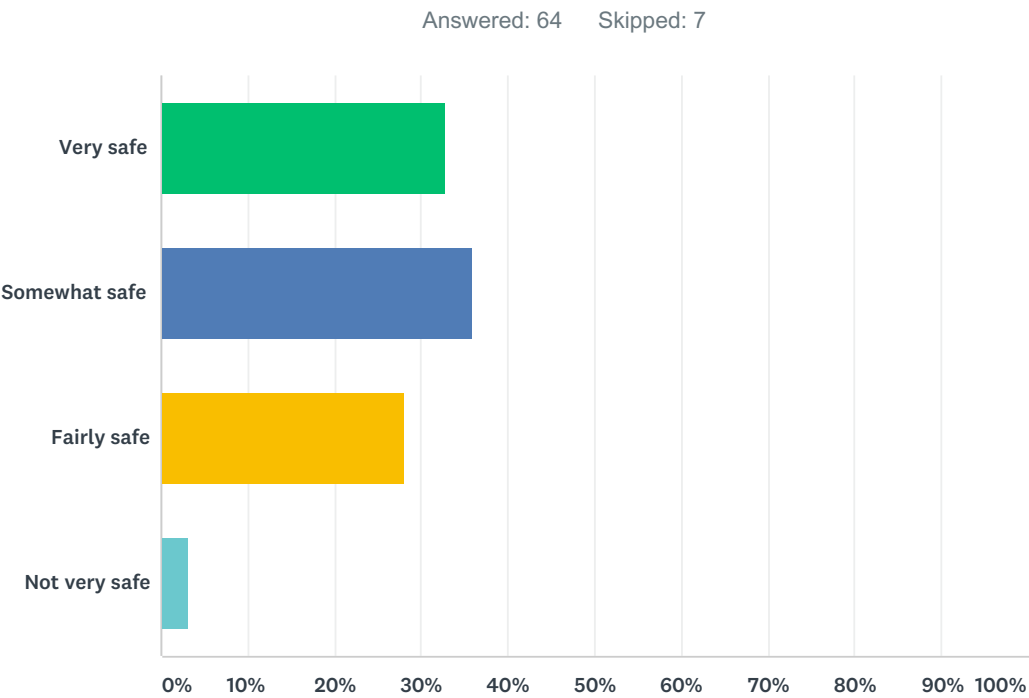
Q14 Does the Beach Cities Transit service include a service route that runs close to your work?

Answered: 61 Skipped: 10



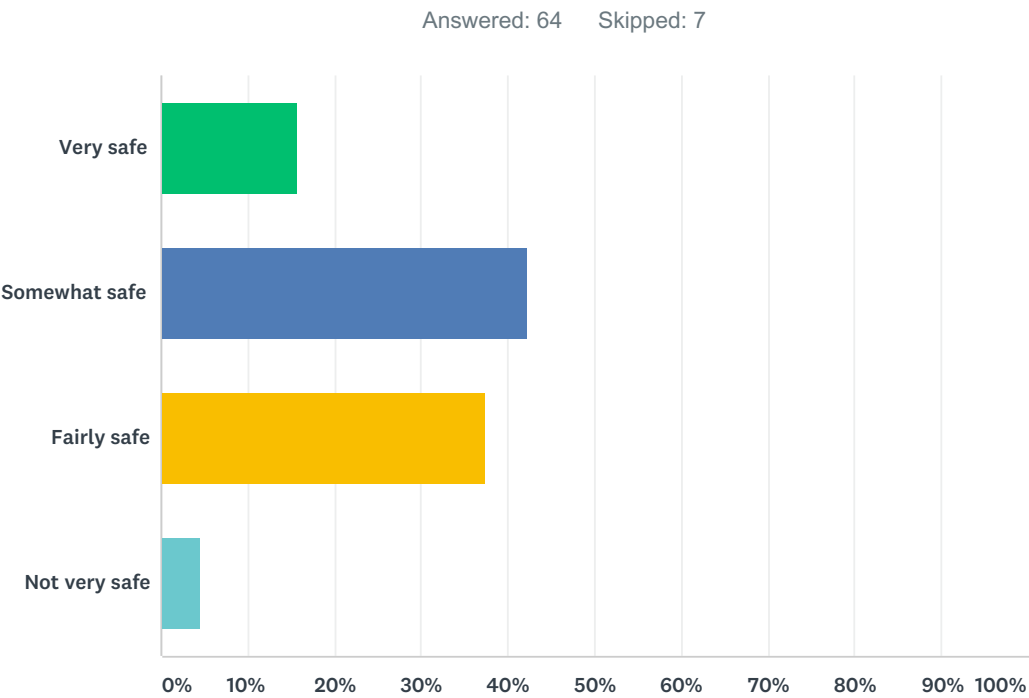
ANSWER CHOICES		RESPONSES	
Yes		24.59%	15
No		16.39%	10
Not applicable		59.02%	36
Total Respondents: 61			

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



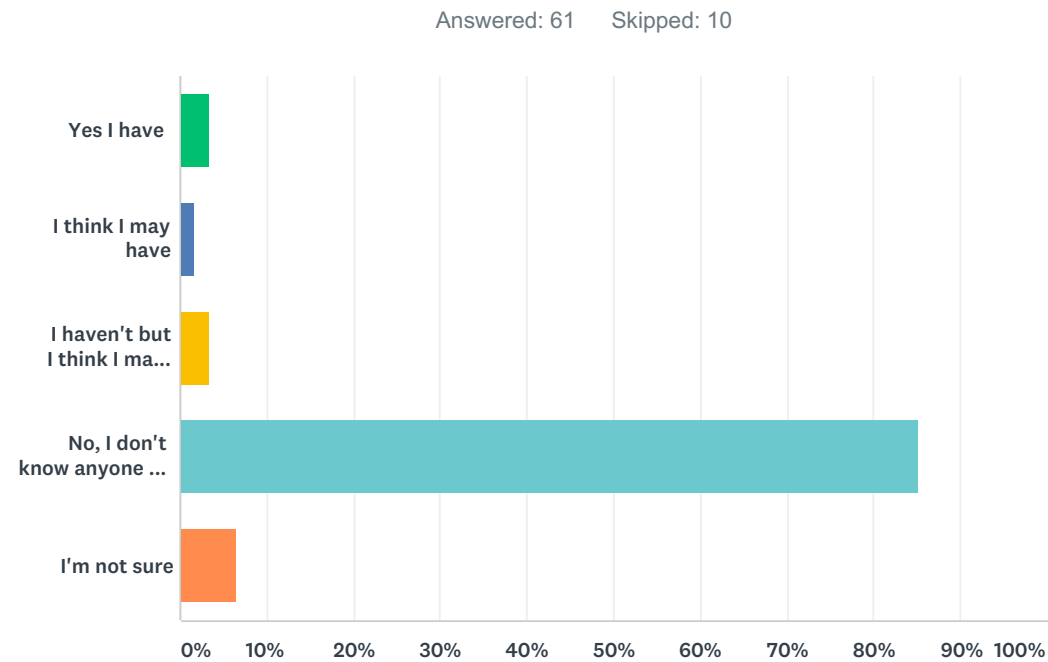
ANSWER CHOICES	RESPONSES	
Very safe	32.81%	21
Somewhat safe	35.94%	23
Fairly safe	28.13%	18
Not very safe	3.13%	2
TOTAL		64

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



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?



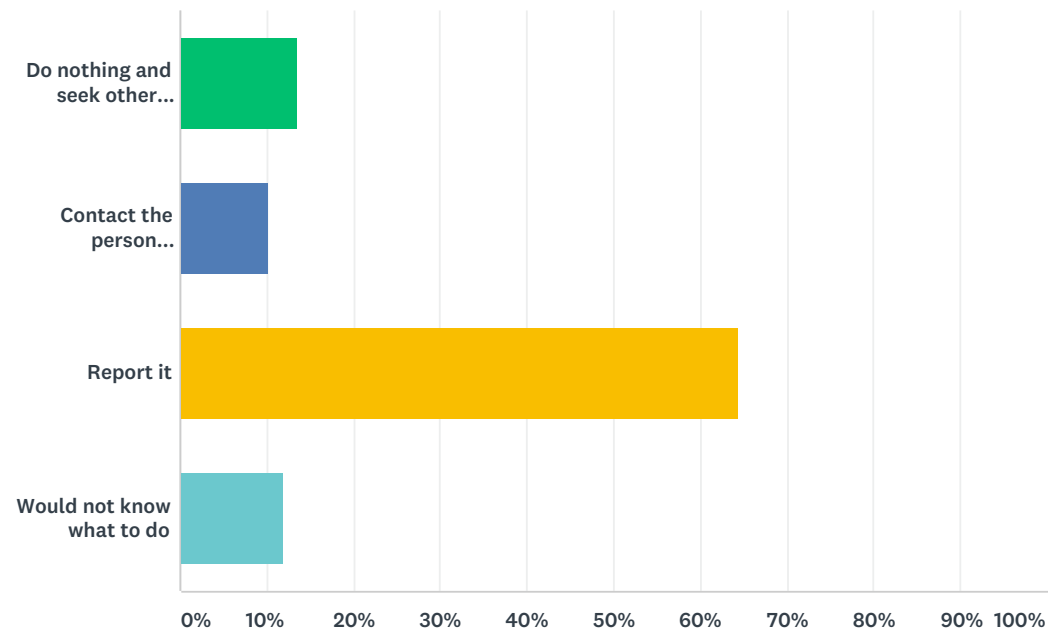
ANSWER CHOICES		RESPONSES	
Yes I have		3.28%	2
I think I may have		1.64%	1
I haven't but I think I may know someone who has		3.28%	2
No, I don't know anyone who has		85.25%	52
I'm not sure		6.56%	4
TOTAL			61

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?

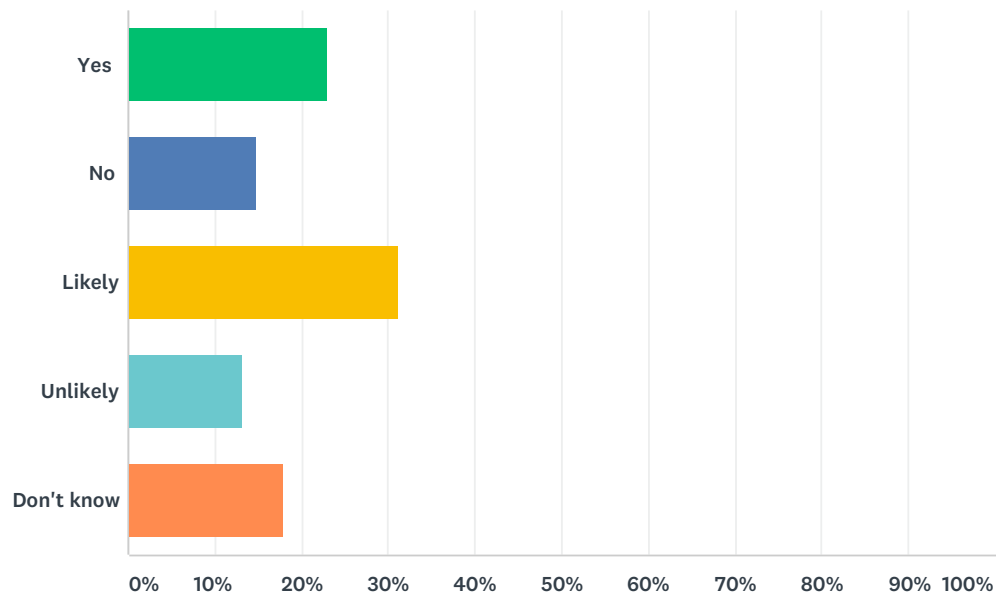
Answered: 59 Skipped: 12



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?

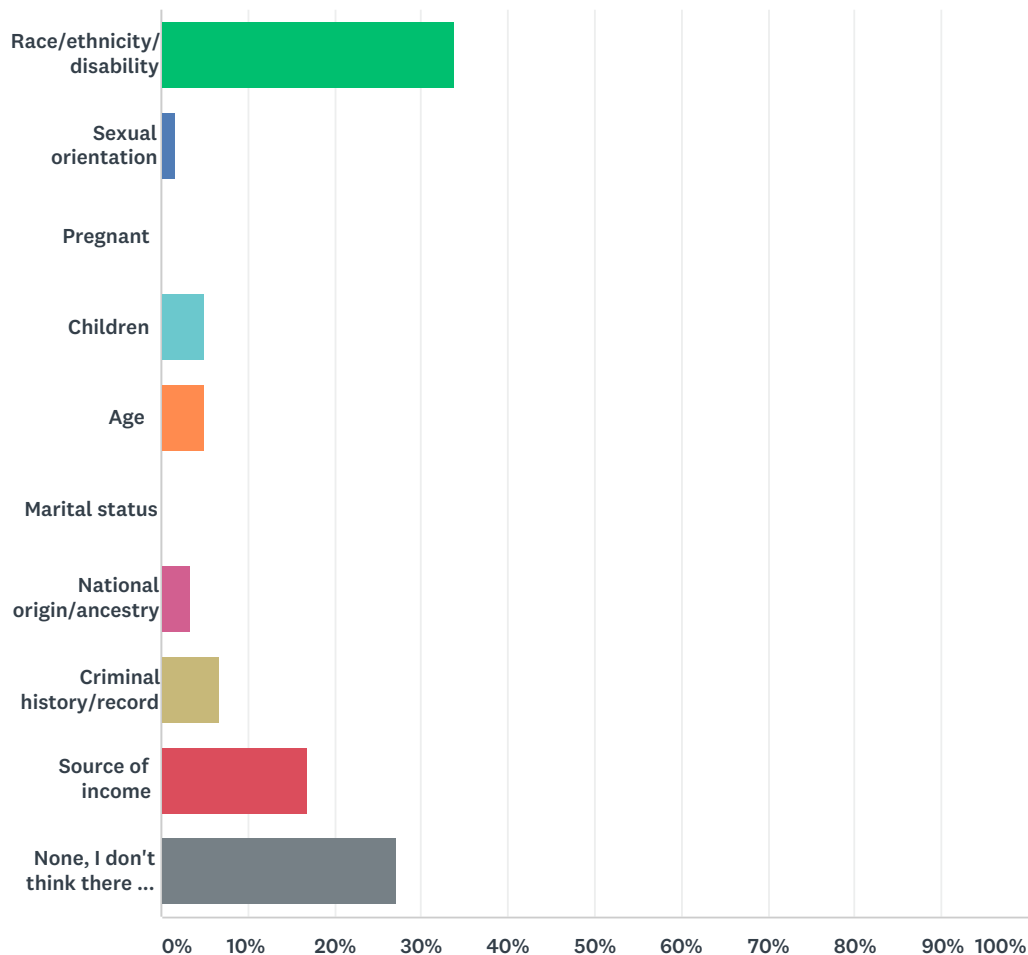
Answered: 61 Skipped: 10



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

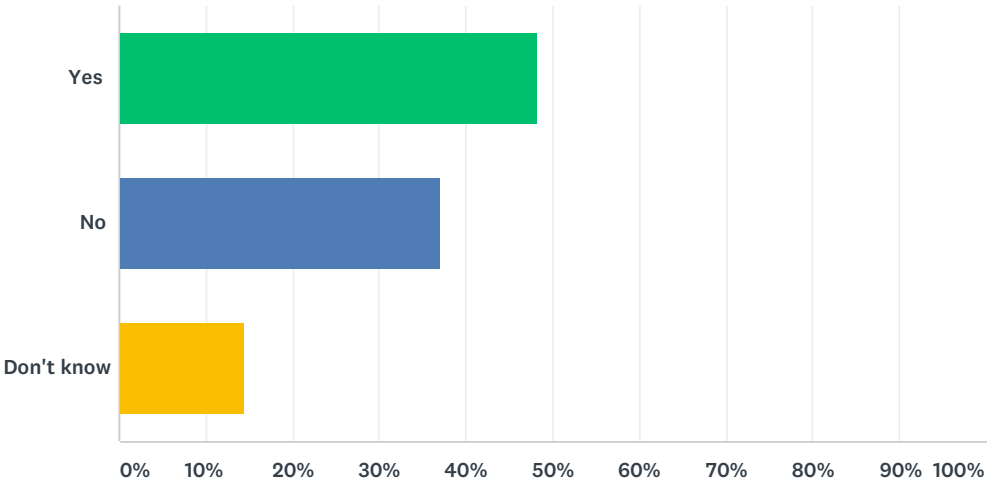


ANSWER CHOICES	RESPONSES	
Race/ethnicity/disability	33.90%	20
Sexual orientation	1.69%	1
Pregnant	0.00%	0
Children	5.08%	3
Age	5.08%	3
Marital status	0.00%	0
National origin/ancestry	3.39%	2
Criminal history/record	6.78%	4
Source of income	16.95%	10
None, I don't think there is any housing discrimination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

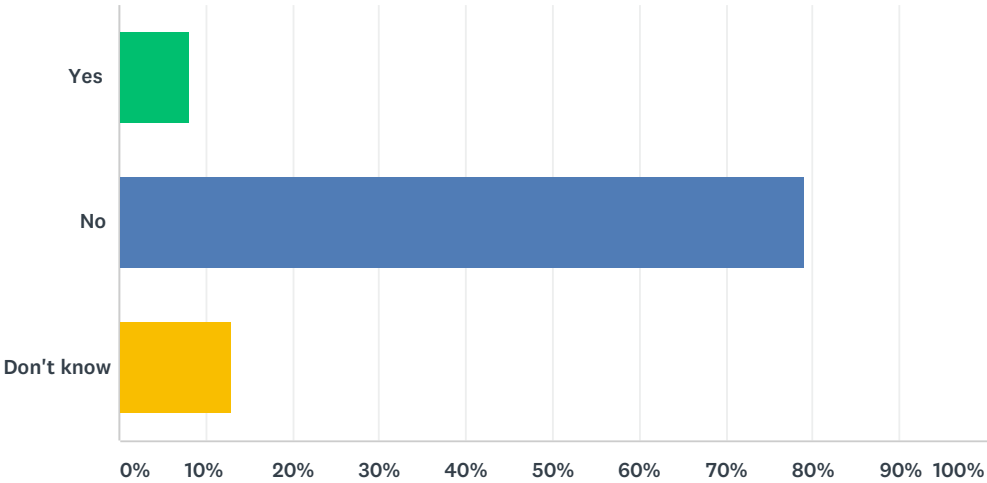
Answered: 62 Skipped: 9



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

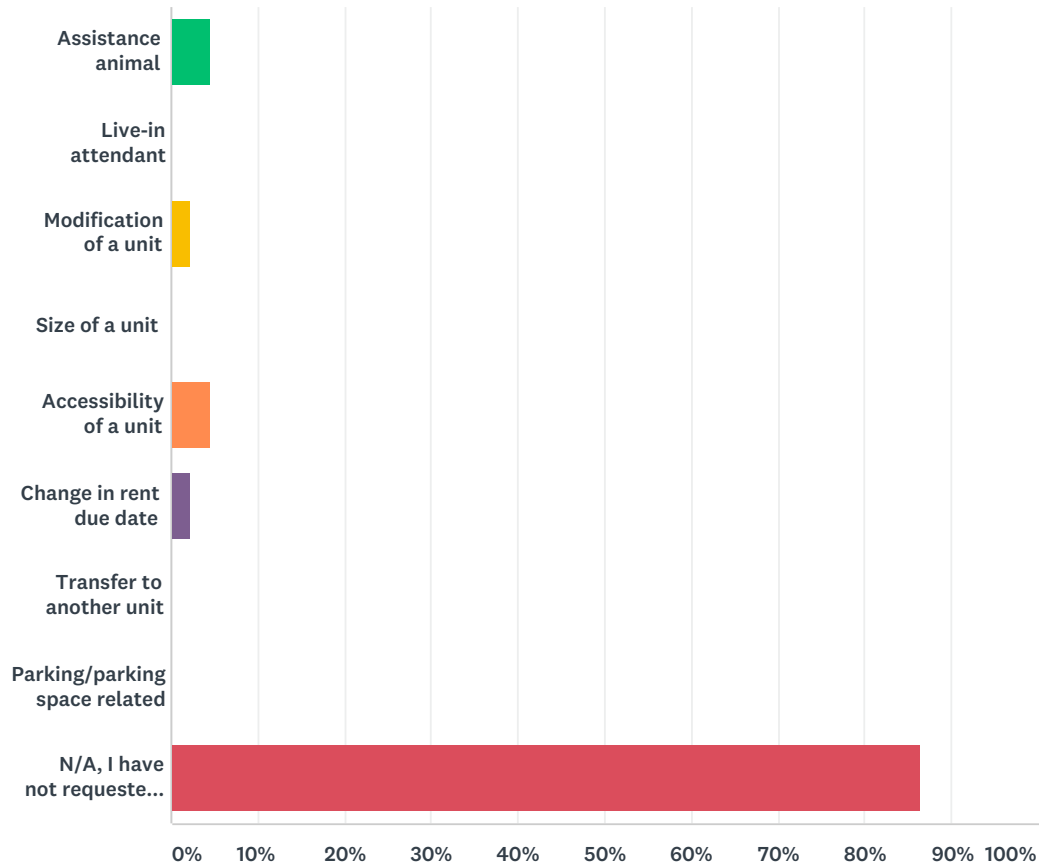
Answered: 62 Skipped: 9



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?

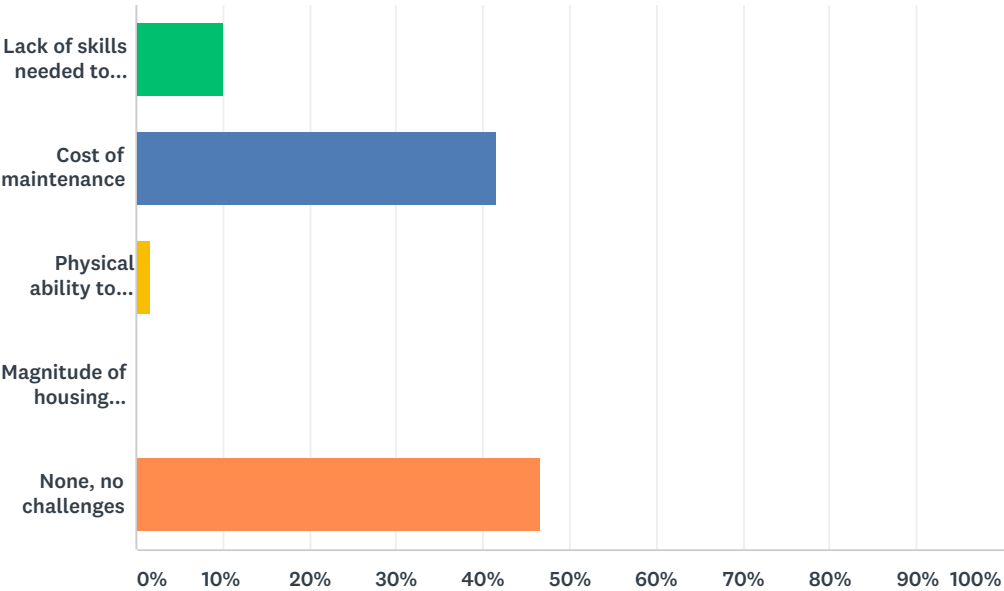
Answered: 44 Skipped: 27



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?

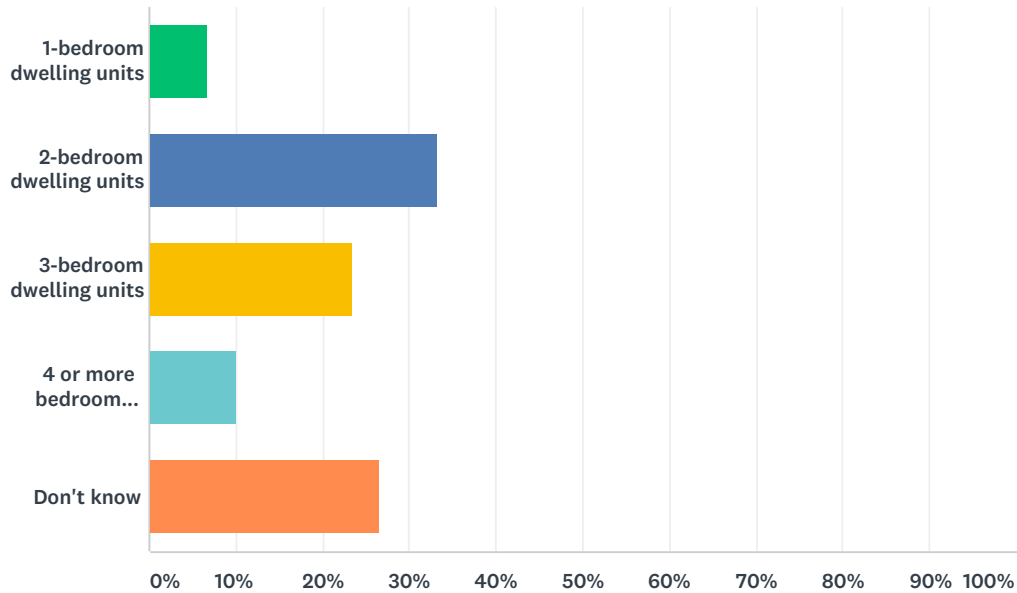
Answered: 60 Skipped: 11



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?

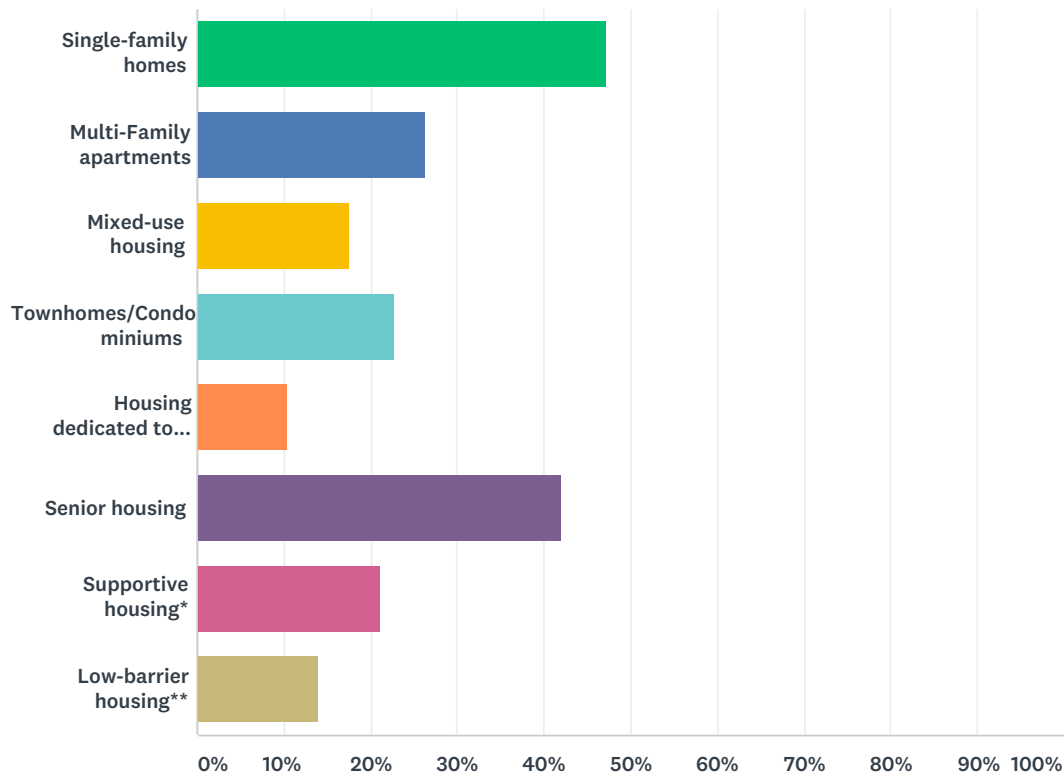
Answered: 60 Skipped: 11



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)

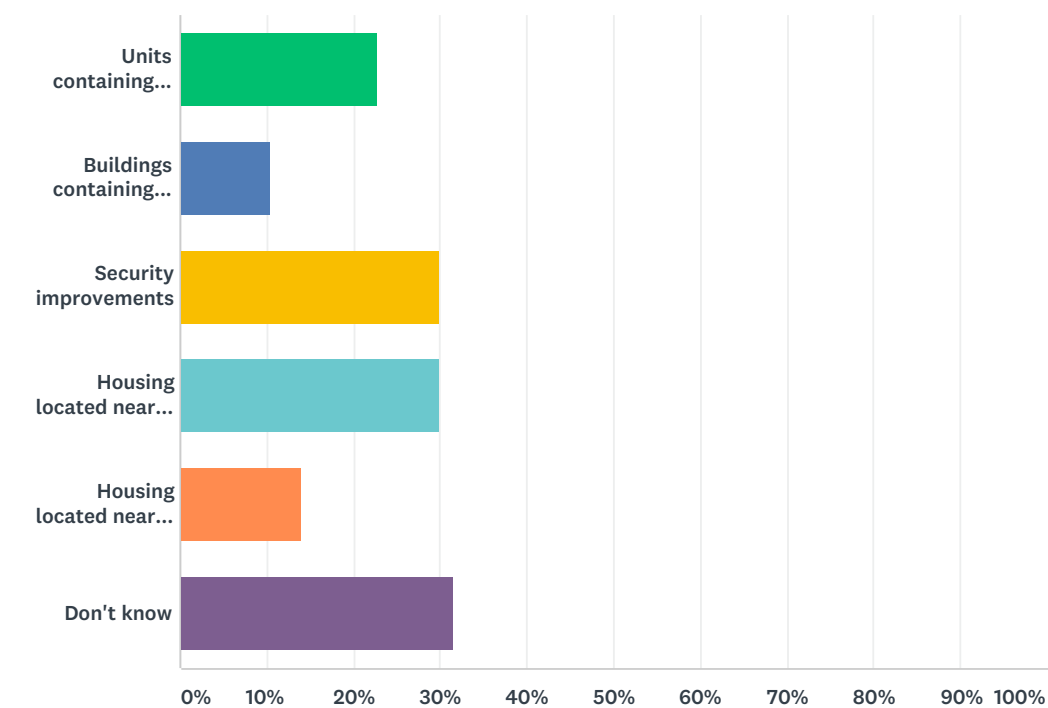
Answered: 57 Skipped: 14



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?

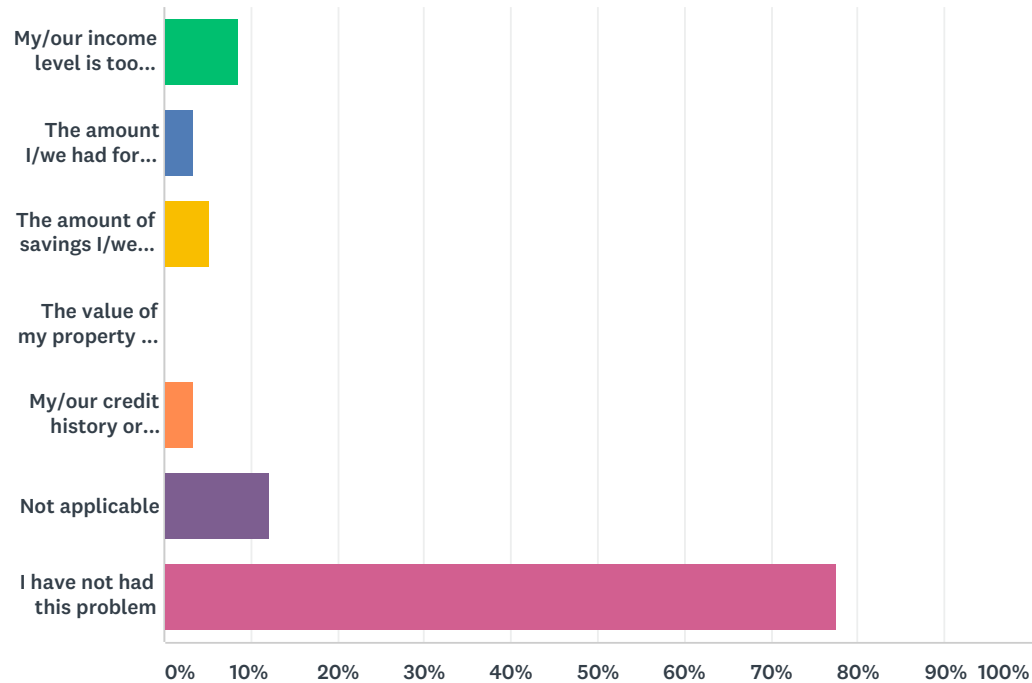
Answered: 57 Skipped: 14



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?

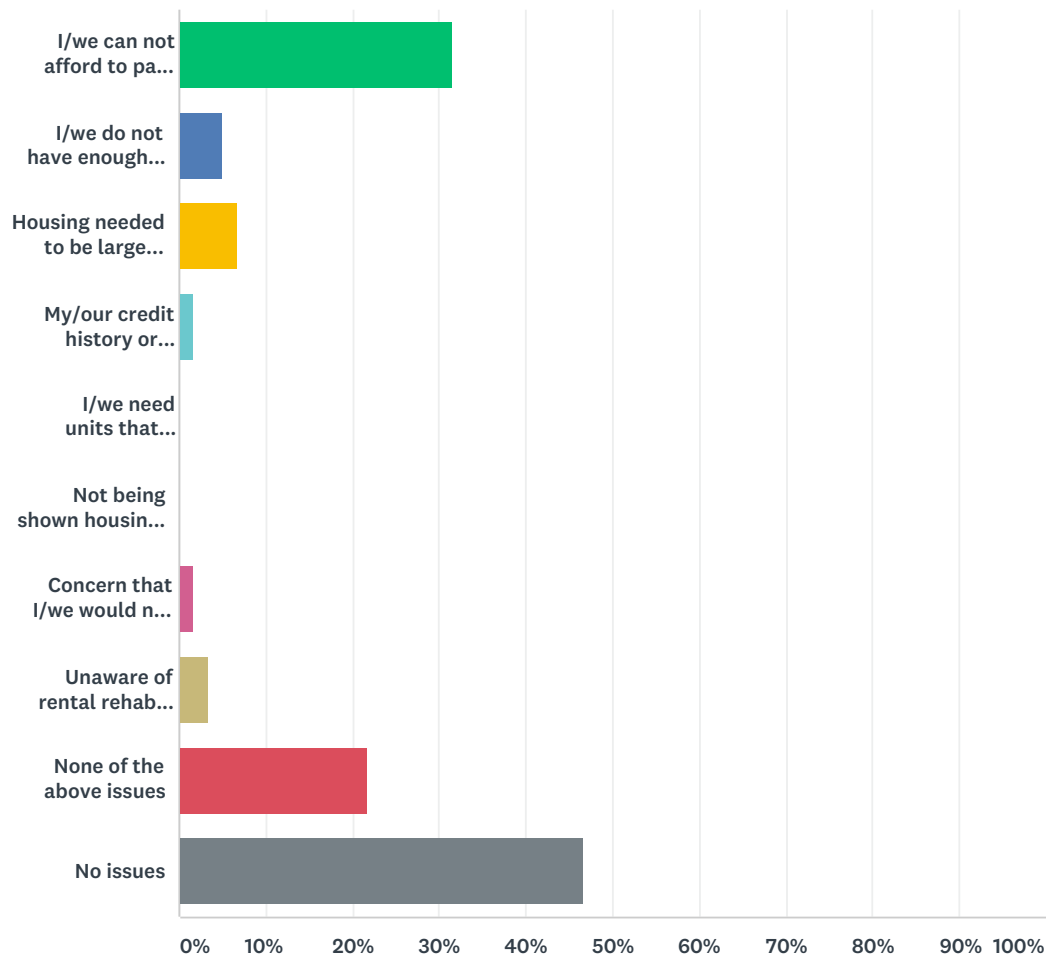
Answered: 58 Skipped: 13



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



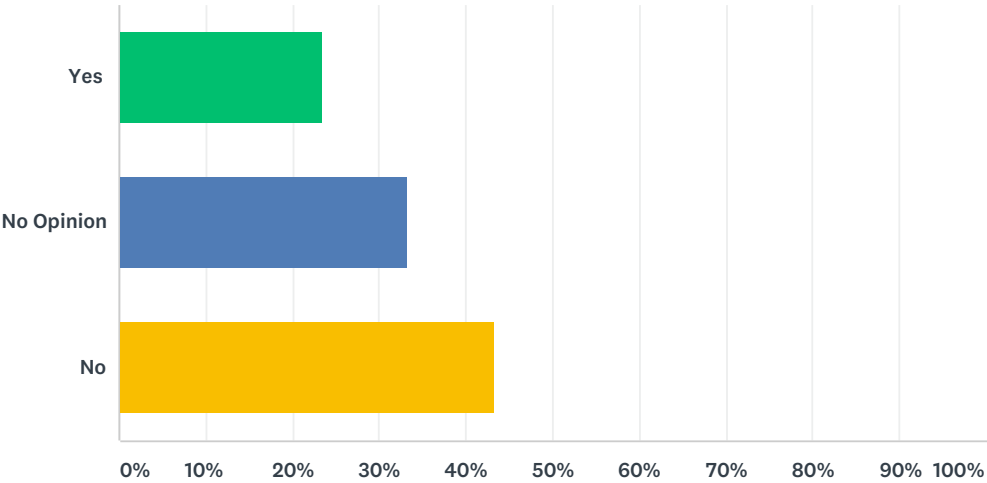
ANSWER CHOICES	RESPONSES	
I/we can not afford to pay for rent or mortgage in a preferred neighborhood	31.67%	19
I/we do not have enough money for a security deposit	5.00%	3
Housing needed to be large enough for my/our household	6.67%	4
My/our credit history or credit score was too low	1.67%	1
I/we need 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

CITY OF REDONDO BEACH 2020-2024 Consolidated Plan COMMUNITY OUTREACH

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.