

City of Redondo Beach, California
Community Development Block
Grant (CDBG) Program
2021-2022 Annual Action Plan
Year 2 of 2020-2025 Consolidated Plan Cycle



Executive Summary

AP-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. To receive these funds, the City must complete a report every five years called the Consolidated Plan. The purpose of the Consolidated Plan 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 Consolidated Plan.

The plan also includes the development of the Annual Action Plan, which is the annual plan the City prepares pursuant to the goals outlined in the Consolidated Plan. The Action Plan 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 2021-2022. The City will receive \$290,479 in CDBG funds for this specific program year.

2. Summarize the objectives and outcomes identified in the Plan

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 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 these components, housing needs are considered a high priority, particularly senior housing and affordable rental assistance. Services for people experiencing homelessness are a high priority, specifically emergency shelters, and homeless services. These were ranked fourth and seventh out of the top ten priority needs. The top non-housing community development needs include senior and youth centers and services; infrastructure improvements for streets; sidewalks and ADA accessibility; along with 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 persons reside in Redondo Beach (2017) comprising of 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 84.61% of low-income renter households and 68.2% of low-income owner households were overpaying for housing.
- Los Angeles County homeless count data have indicated a need to support programs that serve people experiencing homelessness.
- City and resident participation identified infrastructure and public facilities as a high priority need, which includes infrastructure improvements for streets; sidewalks and ADA accessibility; public facilities improvements for senior and youth centers; and parks and recreation facilities.
- A high priority identified need to fund public services programs to address needs of low-income persons and special needs populations, which includes youth, senior, and disabled services.

During the five-year plan period, the City expects to receive approximately \$1,400,000 in CDBG funding. 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

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 year's Annual Action Plan. The City's most recent 2019-2020 CAPER reports on the fifth year (July 1, 2019 through June 30, 2020) of the five-year 2015–2019 Consolidated Plan. The City's key accomplishments over the 2015–2019 Consolidated Plan period included the following:

1. Provided housing rehabilitation grants to assist under the Mobility Access and Emergency Repair Program to 42 homeowners to preserve and improve their existing housing stock.
2. Assisted in providing equal access to housing to 130 households and/or individuals.
3. Provided assistance to 762 persons experiencing homelessness for homeless prevention with housing and supportive services.
4. Provided assistance to 38 new households through the Section 8 Housing Choice Voucher Program.
5. Provided assistance to 489 seniors and persons with special needs through a variety of different programs.
6. Provided 701 low- or-moderate income youths with dental and health services.
7. Assisted 1,262 persons experiencing homelessness or at-risk homelessness with housing and supportive services.

8. Assisted 295 persons through public improvements through new public facilities and infrastructure.
9. Assisted 532 households by providing equal access and fair housing.
10. Aided 393 survivors of domestic violence.
11. Increased accessibility for 100 disabled persons and/or seniors through construction of ADA Sidewalk Curb Ramp.
12. Assisted 14 HIV/AIDS clients through a variety of different programs.

The loss of Low-Mod Housing funds, because 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 for sale 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 Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

Citizens of Redondo Beach, local organizations, and regional organizations were encouraged to participate during the Annual Action Plan review process. Opportunities to comment include ability to mail-in or drop-off written comments to 415 Diamond Street, Redondo Beach, CA 90277 or to provide virtual comments to PlanningRedondo@redondo.org.

A public hearing with the City Council was held on April 6, 2021, to inform the City Council on the Annual Action Plan process and to solicit public comments prior to the kickoff of the 30-day review period for public comments on the draft plan. The Draft Action Plan was made available for a 30-day public comment period from April 7, 2021 until May 7, 2021. The City Council held a second meeting for public hearing on May 4, 2021 to hear public comments and adopt the Action Plan.

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

5. Summary of public comments

Public comments received will be incorporated into the final Annual Action Plan.

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

All comments and views expressed and received have been incorporated into the Annual Action Plan as applicable.

7. Summary

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 Consolidated Plan goals, consistent with the primary objectives of the CDBG program:

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

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	REDONDO BEACH	Community Services Department

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

The Community Services Department is responsible for 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 Interim Director in the Community Services Department oversees 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

Consolidated Plan Public Contact Information
City of Redondo Beach Community Services Department
1922 Artesia Boulevard
Redondo Beach, CA 90278
Attention: Laurie Koike, Interim Community Services Director
(310) 318-0671
Laurie.Koike@redondo.org

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

1. Introduction

In preparing the Annual Action Plan, the City consulted with a variety of agencies, including local and regional community-based organizations, the Los Angeles County Continuum of Care, Los Angeles County Department of Public Health's 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.

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 within Los Angeles County where many of the larger cities operate 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 many 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 Redondo Beach in coordination with the Los Angeles Continuum of Care.

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) Continuum of Care. The City is served by Service Planning Area 8 (SPA 8) located in the South Bay. SPA 8 comprises 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, the Redondo Beach Police Department, the school districts in the area, and social service agencies. During program year 2021-2022, 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Redondo Beach does not 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 Continuum of Care 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 jurisdiction's consultations with housing, social service agencies and other entities

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

Table 2 – Agencies, groups, organizations who participated

The City of Redondo Beach solicited applications for the FY 2021-2022 Request for Funding for Public Services Agencies on January 28, 2021. Applications were accepted until February 28, 2021. During this period, the City received applications from the following public service agencies:

1. 1736 Family Crisis Center
2. City Net
3. Disability Community Resource Center – Independent Living Services (ILS) Program
4. Exodus Recovery
5. Housing Rights Center – Fair Housing Services
6. Redondo Beach Salvation Army – The Salvation Army Meals
7. South Bay Family Healthcare Center – Dental Clinic
8. St. Paul’s 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.

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

To the best of its ability, the City has been in contact with all known agencies and organizations involved in activities that are relevant to CDBG activities and programs.

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

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

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

The City of Redondo Beach offered several opportunities for participation and comment throughout the Action Plan process, as indicated below. A public hearing was held before the City Council on April 6, 2021, to solicit public input on the Annual Action Plan process and community needs. A 30-day public review of the Action Plan was conducted from April 7, 2021 through May 7, 2021. During the comment period, the Draft Annual Action Plan was available for review on the City's Website www.redondo.org. A final City Council public hearing was held on May 4, 2021, for the adoption of the Annual Action Plan.

The City published two weeks advance notice of the public hearings and the start of the thirty-day comment period in its official newspaper. Additionally, each notice was posted in the Redondo Beach Housing Authority Office, the Redondo Beach Senior Services Department, and the North Branch Library. The hearings are also advertised on the local public access channel.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/ broad community	See above	See above	All comments accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Redondo Beach, like many other jurisdictions is faced with the challenging task of meeting increasing needs with fluctuating and/or decreasing federal and state resources.

The figures shown in the Anticipated Resources table below reflect HUD's current allocation. The figure for "Expected Amount Available for Remainder of Con Plan" anticipates the level of funding using the current year allocations and projecting those allocations over the remaining years covered by the Consolidated Plan. If there are further cuts to the City's allocation over the coming years, the City will adjust this figure accordingly and prepare the Annual Action Plans reflective of the funding reality.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Admin and Planning Economic Development Housing Public Improvements Public Services	290,479	0	53,403	325,147	1,074,853	Based on HUD 2020-2021 allocation and projection through the Consolidated Plan period

Table 5 - Expected Resources – Priority Table

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

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

Discussion

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

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Housing and Supportive Services	2021	2022	Homeless	Citywide	Homeless Housing and Supportive Services	CDBG: \$27,072	Homelessness Prevention: 367 Persons Assisted
2	Preserve and Improve Existing Housing Stock	2021	2022	Affordable Housing	Citywide	Preserve and Improve Affordable Housing Stock	CDBG: \$60,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Public Improvements/Facilities for Low/Mod Incomes	2021	2022	Non-Housing Community Development	Citywide	Public Improvement/Facilities for Low/Mod Persons	CDBG: \$182,214	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing
4	Assist Seniors and Persons with Special Needs	2021	2022	Non-Housing Community Development	Citywide	Assist Seniors and Persons with Special Needs Health & Dental Services for Low / Mod Families	CDBG: \$3,500	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
5	Equal Access to Housing	2021	2022	Fair Housing	Citywide	Equal Access to Housing	CDBG: \$20,000	Fair Housing Activities. Other: 120

Table 2 – Goals Summary

Goal Descriptions

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

Table 3 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

In FY 2021-2022, 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 Consolidated Plan and are further described, including a brief description and proposed funding in the Project Summary table.

#	Project Name
1	Housing Improvement Program (Mobility Access & Emergency Repairs)
2	Public Improvements
3	Planning and Administration
4	1736 Family Crisis Center
5	City Net
6	Disability Community Resource Center – Independent Living Services (ILS) Program
7	Exodus Recovery
8	Housing Rights Center
9	Redondo Beach Salvation Army – The Salvation Army Meals
10	South Bay Family Healthcare Center – Dental Clinic
11	St. Paul's Methodist Church – Project: NEEDS

Table 4 - Project Information

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

The City 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.

AP-38 Project Summary

Project Summary Information 1	Project Name	Housing Improvement Program
	Target Area	Citywide
	Goals Supported	Preserve and Improve Existing Housing Stock
	Needs Addressed	Preserve and Improve Affordable Housing Stock
	Funding	CDBG: \$60,000
	Description	Provide grants to homeowners for mobility access and emergency repairs
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 families
	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	Public Improvements/Facilities for Low/Mod Incomes
	Needs Addressed	Public Improvement/Facilities for Low/Mod Persons
	Funding	CDBG: \$182,214
	Description	Install new ADA accessibility ramps
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1 public improvement
	Location Description	Eligible Census Tract and Block Group
	Planned Activities	Install new accessibility ramps
3	Project Name	Planning & Administration
	Target Area	Citywide

	Goals Supported	Planning and administration
	Needs Addressed	Planning and administration
	Funding	CDBG: \$38,096
	Description	Administration of CDBG Program
	Target Date	6/30/2022
	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: \$9,572
	Description	Provide counseling for Redondo Beach residents who may be in jeopardy of becoming homeless due to domestic violence.
	Target Date	6/30/2022
	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	City Net
	Target Area	Citywide
	Goals Supported	Homeless Assistance
	Needs Addressed	Assisting the Homeless

	Funding	CDBG: \$6,500
	Description	Provides navigation assistance for people experiencing chronic homelessness, which includes outreach, case management, housing navigation and referrals
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	25
	Location Description	4508 Atlantic Ave. Suite 292; Long Beach, CA 90807
	Planned Activities	Assist the Homeless
6	Project Name	Disability Community Resource Center – Independent Living Skills Program
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Assist Seniors and Persons with Special Needs Equal access to housing
	Funding	CDBG: \$3,500
	Description	Training and support for senior citizens and disabled individuals to promote capability for independent living.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	12901 Venice Blvd. Los Angeles CA 90066
	Planned Activities	Provide training and support to low-income senior citizens and disabled community members to promote capability for independent living
7	Project Name	Exodus Recovery
	Target Area	Citywide
	Goals Supported	Provide Vital Public Services

	Needs Addressed	Assist homeless persons or those at risk of becoming homeless
	Funding	CDBG: \$4,500
	Description	Provide home delivered meals to seniors
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	12
	Location Description	923 S. Catalina Avenue, Redondo Beach CA 90277
	Planned Activities	Provide support services such as therapy, rehabilitation, case management, referrals, and resources for those experiencing homelessness.
8	Project Name	Housing Rights Center
	Target Area	Citywide
	Goals Supported	Create sustainable neighborhoods
	Needs Addressed	Equal access to housing
	Funding	CDBG: \$20,000
	Description	Tenant-landlord counseling and investigation of discriminatory housing complaints
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	120
	Location Description	3255 Wilshire Blvd. Los Angeles, CA 90016
	Planned Activities	Provide Fair Housing Services to the City
9	Project Name	Redondo Beach Salvation Army
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Assist special needs residents
	Funding	CDBG: \$6,500
	Description	Provide home delivered meals to seniors

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	30
	Location Description	125 W. Beryl St., Redondo Beach, CA 90277
	Planned Activities	Provide home delivered meals to seniors
10	Project Name	South Bay Family Healthcare Center
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Health & Dental Services for LMI youth and families
	Funding	CDBG: \$6,500
	Description	Dental Services for homeless, low to moderate individuals, youth, and families
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	85
	Location Description	23430 Hawthorne Blvd., Torrance, CA 90505
	Planned Activities	Dental Services for homeless, low to moderate individuals, youth, and families
11	Project Name	St. Paul's Methodist Church – Project: NEEDS
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Homeless Housing and Supportive Services
	Funding	CDBG: \$6,500
	Description	Provides two programs to assist homeless: 1) Tuesday meals 2) Food Pantry
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	180
	Location Description	2600 Nelson Redondo Beach CA 90278
	Planned Activities	Provide two programs to assist homeless: 1) Tuesday meals 2) Food Pantry

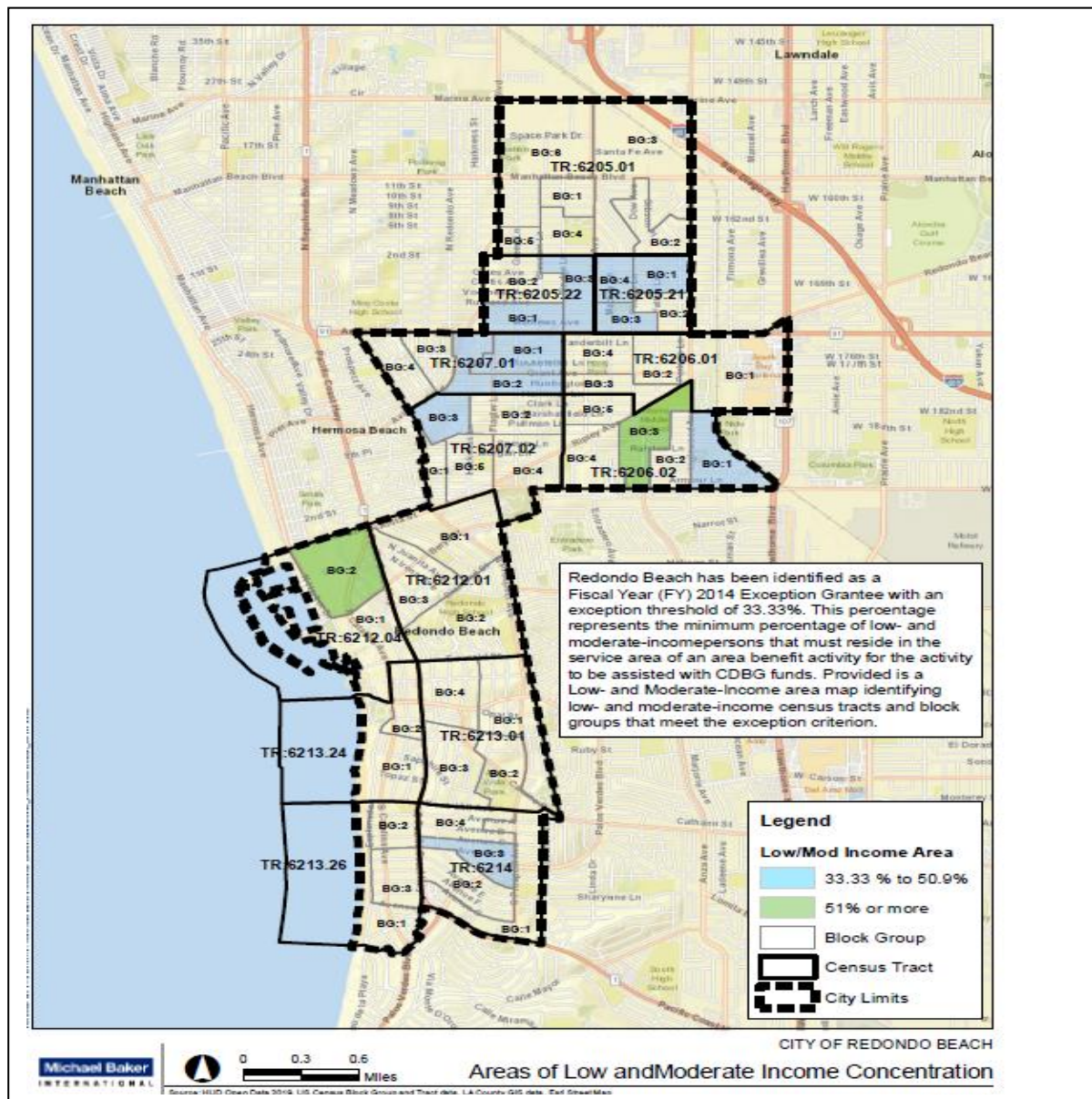
AP-50 Geographic Distribution – 91.220(f)

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

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.”

In 2014, Redondo Beach was identified as an Exception Grantee. The first year of the 2020-25 Consolidated Plan, the City utilized the 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.



Geographic Distribution

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

Table 5 - 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 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.

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 2021-2022 the City will address 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 6 - One Year Goals for Affordable Housing by Support Requirement

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

Table 7 - 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

N/A

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 several 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 2021-2022 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.

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 in January 2020 and revealed 6,594 homeless persons in SPA-8 which is a significant increase from 2019.

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 2021-2022, 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; 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 aid with 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, 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 2021-2022 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 2021-2022 program year:

- Community Development
- Finance Department
- 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 Annual Action Plan and Consolidated Plan 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 discussion above.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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