

**AGENDA
REGULAR MEETING
REDONDO BEACH HOUSING AUTHORITY
TUESDAY, DECEMBER 5, 2023 - 6:00 P.M.
REDONDO BEACH COUNCIL CHAMBERS
415 DIAMOND STREET**

CALL MEETING TO ORDER

ROLL CALL

A. APPROVAL OF ORDER OF AGENDA

B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION

B1. BLUE FOLDER ITEMS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

C. CONSENT CALENDAR #C1 through #C3

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Authority Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion following Oral Communications.

C1. APPROVAL OF AFFIDAVIT OF POSTING for the Regular Housing Authority meeting of December 5, 2023.

C2. APPROVAL OF MOTION TO READ BY TITLE ONLY and waive further reading of all Ordinances and Resolutions listed on the agenda.

C3. APPROVAL OF MINUTES OF THE FOLLOWING MEETING:

A. September 5, 2023

D. EXCLUDED CONSENT CALENDAR ITEMS

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

F. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

G. PUBLIC HEARINGS

H. OLD BUSINESS

I. NEW BUSINESS

11. STATUS REPORT ON THE SECTION 8 AND FAIR HOUSING PROGRAMS

Recommendation: That the Chairman and Authority members receive and file the status report on the Section 8 and Fair Housing Programs.

CONTACT: CAMERON HARDING, HOUSING ADMINISTRATOR

J. MEMBERS ITEMS AND REFERRALS TO STAFF

K. ADJOURNMENT

The next scheduled meeting of the Redondo Beach Housing Authority is a Regular meeting on Tuesday, March 5, 2023 at 6:00 p.m. in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant of this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An Agenda Packet is available 24 hours a day at www.redondo.org under the City Clerk and during City Hall hours. Agenda Packets are also available for review in the Office of the City Clerk.

Any writings or documents provided to a majority of the members of the Authority regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street during normal business hours.



Community Services Department

1922 Artesia Boulevard
Redondo Beach, California 90278
www.redondo.org

tel: 310 318-0610
fax: 310 798-8273

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body Redondo Beach Housing Authority

Posting Type Agenda – December 5, 2023 Regular Meeting

Posting Locations 415 Diamond Street, Redondo Beach, CA 90277
 ✓ City Hall Kiosk
 ✓ City Clerk's Counter, Door "1"

Meeting Date & Time December 5, 2023 6:00 p.m.

As Housing Administrator of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Cameron Harding, Housing Administrator

Date: November 30, 2023

MOTION TO READ BY TITLE ONLY

And waive further reading of all
Ordinances and Resolutions listed on the Agenda.

Recommendation - Approve



Minutes
Regular Meeting
Redondo Beach Housing Authority
Tuesday, September 5, 2023
6:00 p.m.

REGULAR MEETING OF THE REDONDO BEACH HOUSING AUTHORITY

CALL MEETING TO ORDER

Vice Chair Nehrenheim called the Regular Meeting of the Redondo Beach Housing Authority (RBHA) to order at 6:18 p.m.

ROLL CALL

RHA Members Present: Behrendt, Nehrenheim, Acting Vice Chair Kaluderovic
RHA Members Absent: Loewenstein, Obagi, Lainez, Chair Brand
Officials Present: Mike Webb, City Attorney
Mike Witzansky, City Manager
Eleanor Manzano, City Clerk

A. APPROVAL OF AGENDA

The Authority concurred to approve the agenda, as presented.

B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION - None

B.1. BLUE FOLDER ITEMS - None

C. CONSENT CALENDAR #C1 through #C4

- C1. APPROVAL OF AFFIDAVIT OF POSTING for the Regular Housing Authority meeting of September 5, 2023**
- C2. APPROVAL OF MOTION TO READ BY TITLE ONLY and waive further reading of all Ordinances and Resolutions listed on the agenda**
- C3. APPROVAL OF MINUTES OF THE FOLLOWING MEETING:
A. June 6, 2023**
- C4. APPROVAL OF THE SIXTH (6TH) AMENDMENT TO THE AGREEMENT WITH THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) FOR THE HOMELESS INCENTIVE PROGRAM (HIP) FOR AN AMOUNT OF \$33,666.00 TO EXTEND THE TERM TO 6/30/2024.**

There were no public comments on the Consent Calendar.

Motion by Member Nehrenheim, seconded by Member Behrendt, to approve the Consent Calendar, as presented. There being no objections, Acting Vice Chair Kaluderovic so ordered.

- D. EXCLUDED CONSENT CALENDAR ITEMS - None**
- E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None**
- F. EX PARTE COMMUNICATIONS - None**
- G. PUBLIC HEARINGS - None**
- H. OLD BUSINESS - None**
- I. NEW BUSINESS**
- 11. STATUS REPORT ON THE SECTION 8 AND FAIR HOUSING PROGRAMS**

Recommendation: That the Chairman and Authority members receive and file the status report on the Section 8 and Fair Housing Programs.

CONTACT: CAMERON HARDING, HOUSING ADMINISTRATOR

Housing Supervisor Zavala presented details of the status report on the Section 8 and Fair Housing programs.

Discussion followed regarding the number of housing vouchers distributed last month and contacting other Housing Authorities regarding a First Time Home Buyers Program.

There were no public comments on this item.

Motion by Member Behrendt, seconded by Member Nehrenheim, to receive and file the Status Report on the Section 8 and Fair Housing Programs. There being no objections, Acting Vice Chair Kaluderovic so ordered.

- J. MEMBERS ITEMS AND REFERRALS TO STAFF - None**

- K. ADJOURNMENT – 6:48 p.m.**

Motion by Member Loewenstein, seconded by Member Obagi, to adjourn the regular meeting of the Redondo Beach Housing Authority at 6:48 p.m. to a regular meeting on Tuesday, December 5, 2023 at 6:00 p.m., in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California. There being no objections, Mayor Pro Tem Nehrenheim so ordered.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

Eleanor Manzano, City Clerk



Administrative Report

Authority Action Date: December 5, 2023

To: CHAIRMAN AND MEMBERS OF THE HOUSING AUTHORITY

From: CAMERON HARDING, HOUSING ADMINISTRATOR

Subject: STATUS REPORT ON THE SECTION 8 AND FAIR HOUSING PROGRAMS

RECOMMENDATION

Receive and file a quarterly status report on the Section 8 and Fair Housing Programs.

EXECUTIVE SUMMARY

The City of Redondo Beach Housing Authority (RBHA) receives federal funding from the U.S. Department of Housing and Urban Development (HUD) to operate the Section 8 Program. Section 8 is a rent assistance program that enables very low-income persons to live in decent, safe and sanitary, privately-owned housing. Program participants in Redondo Beach select their own rental housing per program guidelines. This report includes information regarding Housing Authority activity for the months of September, October, and November of 2023.

The Redondo Beach Housing Authority continues to operate the Section 8 Program within its available resources. On March 30, 2023, the RBHA received its Calendar Year (CY) 2023 Renewal Funding Allocation notice from HUD. The CY 2023 allocation fully funded the Redondo Beach housing assistance contracts for CY 2023. On August 1, 2023, RBHA received notification from the Los Angeles Community Development Authority (LACDA) of continued funding of the Homeless Incentive Program for Fiscal Year 2023-2024. The amount of funding under this agreement is not to exceed \$33,666.

Consistent with HUD guidelines and current funding levels, the Housing Authority's goal is to backfill vacant voucher slots as they become available through attrition and/or terminations. The vacant slots are filled by families who are on the Redondo Beach Section 8 waiting list. There are approximately 1,058 families currently on the Housing Choice Voucher (HCV) program waiting list.

The Redondo Beach Housing Authority is establishing a new waiting list for Project Based Vouchers (PBV). Under a project-based voucher program, the housing assistance is tied to a specific unit. The application period for the PBV program will be from December 8, 2023 through December 14, 2023.

BACKGROUND

Section 8 Program Activity

The Housing Authority is currently assisting 440 households under the Section 8 HCV Program. Of those households, approximately 332 are headed by elderly and/or disabled persons; the remaining 108 are families headed by non-elderly, non-disabled persons.

During the months of September, October, and November of 2023, the Housing Authority executed 17 new contracts. The Housing Authority also renewed 82 leases. Six (6) tenants moved out of their subsidized units and are permanently off the program. During this reporting quarter, the Housing Authority spent \$1,818,381 on housing assistance payments. The average per-unit client rent subsidy for this period was \$1,413/month. The Housing Authority's goal, as outlined in the 5-year and 1-year agency plans, is to assist an average of approximately 633 families. Attainment of this goal is affected by available units, market pricing and participating landlords.

The Housing Authority's attrition rate is approximately two to three vouchers per month. The Housing Authority has resumed conducting in-person eligibility interviews for families who are on the Section 8 waiting list. There are approximately 1,058 families on the HCV waiting list.

HUD-VASH Vouchers

Veterans experiencing homelessness are referred to the Housing Authority by the Veteran's Affairs office. RBHA has a total of 34 veterans housed in Redondo Beach under the HUD-VASH program. The goal of RBHA is to utilize all VASH vouchers allocated to the city. The renewal of these vouchers is included in the overall program funding for CY 2023.

Section 8 Funding

Housing Assistance Payments (HAP) are comprised of HUD monies provided to the Redondo Beach Housing Authority for rental assistance payments made to landlords on behalf of qualifying Section 8 program participants.

In March of 2023, HUD notified the Housing Authority that it would receive \$7,006,213 in HAP funding for CY 2023 (this is the total funding for the HCV and VASH Program). On For comparison purposes, the Housing Authority received \$6,650,684 for CY 2022. In March of 2023, HUD also provided its determination of the RBHA administrative fee. For FY 23-24, the administrative fee, subject to proration, was set at \$138.05 per unit leased. In comparison, the Housing Authority received approximately \$120.59 per unit leased in CY 2022.

On September 27, 2023, the Housing Authority received notification of additional funding for the HUD-VASH program. The RBHA is eligible to receive an additional \$186,386 per year to house homeless Veterans.

The RBHA will continue to administer the Emergency Housing Voucher (EHV) program. The Housing Authority receives full funding plus ongoing administrative fee funding to administer up to 29 Emergency Housing Vouchers. EHV eligible recipients are individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. RBHA has partnered with the Los Angeles Homeless Services Authority, LAHSA, for program support and family referrals. The EHV Vouchers will be administered under the City's Housing Choice Voucher Program policies and procedures. Families accepted through the EHV program will be subject to the same criminal background and income eligibility screening as families accepted through the waiting list. Additionally, EHV families will be responsible for complying with the same program rules and federal regulations to maintain their housing assistance. On February 16, 2022, the RBHA entered into an interagency agreement with the Los Angeles County Development Authority (LACDA) for the administration of the Emergency Housing Voucher Program. Whereas voucher holders could only look for housing within the issuing Housing Authority's jurisdiction, this interagency agreement will allow EHV voucher holders to secure housing anywhere within the Los Angeles County area where their housing voucher is accepted. Year to date (YTD), the RBHA has received a total of 41 referrals from LAHSA and has leased 17 EHV families in Redondo Beach.

Payment Standards

The Department of Housing and Urban Development (HUD) requires Housing Authorities to establish a payment standard in the "basic" approvable range 90%-110% of the published fair market rent (FMR) for Los Angeles County. The basic range complies with section 24 of the Code of Federal Regulations (CFR) 982.503 and Public and Indian Housing (PIH) Notice 2002-20. Rental rates and rent increases continue to burden many of our low-income families that live in subsidized rental units under the Section 8 program.

On August 4, 2023, the Department of Housing and Urban Development (HUD) granted RBHA an exception payment standard for the HUD-VASH voucher program. Effective March 1, 2023 the VASH payment standards for RBHA were increased to 160% of the Federal Fiscal Year (FFY) 2020 Fair Market Rents. Once HUD publishes the FY2024 FMRs, the RBHA now has authorization to set the HUD-VASH payment standard between 111% to 160% of the 2024 FMRs. This increase in payment standard will enable veterans to competitively search and secure housing throughout Los Angeles County.

The Housing Authority reviews and updates its payment standards for the Section 8 rental assistance program on an annual basis or as needed. The payment standards are updated to reflect current rental market conditions to offer Section 8 families greater housing choices. Effective March 1, 2023 RBHA's payment standards for the HCV (Housing Choice Voucher Program) and the EHV (Emergency Housing Voucher Program) were increased to 95% of the Federal Fiscal Year (FFY) 2022 Small Area Fair Market Rents.

Payment standards for the HCV, VASH, and EHV programs had been last increased in May 2022. The following Payment Standards became effective March 1, 2023:

	90277	90278	VASH (for both Zip Codes)
0 Bedroom	\$1,995	\$1,843	\$2,046
1 Bedroom	\$2,271	\$2,100	\$2,427
2 Bedroom	\$2,888	\$2,670	\$3,130
3 Bedroom	\$3,753	\$3,468	\$4,182
4 Bedroom	\$4,123	\$3,810	\$4,571

Housing Authority Staff

The Housing Authority staff consists of 4 full-time personnel who manage Section 8 client files, interview program candidates from the waiting list, perform housing inspections, provide customer service, and submit required information to HUD.

Section 8 Waiting List

The Section 8 tenant-based voucher waiting list has been closed to new enrollees since September 2015. This strategy is consistent with funding, the agency's 5-year plan, and the discretionary authority granted to the Redondo Beach Housing Authority (RBHA). In January 2023 the HCV Section 8 waiting list was purged. Applicants who failed to reply or indicate continued interest were removed from the waiting list. There are now approximately 1,058 families left on the Redondo Beach Section 8 waiting list. The goal for the waiting list is to maintain an active pool of approximately 1,000 applicants at all times. Preference on the tenant-based voucher waiting list is given to Redondo Beach residents and to persons who work in Redondo Beach. Priority is also given to the Elderly, Disabled, Families (2 or more people in a household), honorably discharged Veterans of the U.S. Armed Forces and individuals experiencing homelessness.

Administrative Report
Status Report on the Section 8 Program
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December 5, 2023

The Redondo Beach Housing Authority is establishing a new waiting list for Project Based Vouchers (PBV) at Moonstone located at 716 S. Pacific Coast Highway, Redondo Beach, CA 90277. The waiting list for Moonstone will open from December 8, 2023 at 8AM through December 14, 2023 at 5PM.

The PBV waiting list will be open for applicants in the following preference categories only:

1. Homeless Redondo Beach residents who reside in the Redondo Beach Pallet Shelter.
2. Homeless Redondo Beach residents, who are considered chronically homeless.
3. Elderly (age 62 and older) who are homeless or at risk of homelessness.
4. Veterans

Section 8 waiting list applicants that wish to check their status on the waiting list are encouraged to visit www.waitlistcheck.com or call (855) 361-9512.

Fair Housing Program

The Housing Authority continues to refer customers who need fair housing assistance to the Housing Rights Center, an agency partially funded by the City's CDBG Program. Persons needing assistance can contact the Housing Rights Center at (800) 477-5977. Their services include housing discrimination investigations, landlord/tenant mediation and counseling services.

COORDINATION

This report was prepared by the Housing Division of the Community Services Department.

FISCAL IMPACT

The Section 8 Program is funded solely with grant monies from the U.S. Department of Housing and Urban Development. The Housing Authority's proposed FY 2023-24 revenues and expenditures are detailed below.

Revenue (HUD)

Housing Assistance Payments \$6,926,011
Administration \$696,228

Total: \$7,622,239

Expenditures

Personnel \$381,550
M & O \$6,892,354
ISF/Overhead \$267,211

Total: \$7,541,115

Administrative Report
Status Report on the Section 8 Program
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December 5, 2023

Any unexpended administrative funds are advanced to the administrative reserve account.

Submitted by:
Cameron Harding, Housing Administrator

Approved for forwarding by:
Mike Witzansky, City Manager

azavala

Attachments:

- Mid-Year HUD-VASH Award Letter
- PowerPoint presentation



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Financial Management Center
2380 McGee Street, Suite 400
Kansas City, MO 64108-2605

OFFICE OF PUBLIC AND INDIAN HOUSING

September 27, 2023

CA103
REDONDO BEACH HOUSING AUTHORITY
1922 ARTESIA BLVD.
REDONDO, CA 90278

Dear Executive Director:

SUBJECT: Section 8 Housing Choice Voucher Program - Award of Additional Funding
Point of Obligation Letter

This letter is to notify you that HUD will be providing your agency additional Housing Voucher program funds. The amount of funds being obligated and the purpose of such funds are reflected in the table below.

Program Funding	Budget Authority Assigned	Purpose of Funding
VO	\$186,386	CY23 Mid Year VASH Award

Your executed copy of the notice to amend the Consolidated Annual Contributions Contract (CACC) with revised funding exhibits reflecting the changes described above will be transmitted under separate cover. That letter will contain all information related to this funding including increment number, effective/expiration dates and units, if applicable.

If you have any questions, please contact your Financial Analyst.

Sincerely,

Nebyu F. Tilahun

Digitally signed by Nebyu F. Tilahun
DN: CN = Nebyu F. Tilahun, C = US.
O = Financial Management Center.
OU = Division Director.
Reason: I am approving this document

Division Director

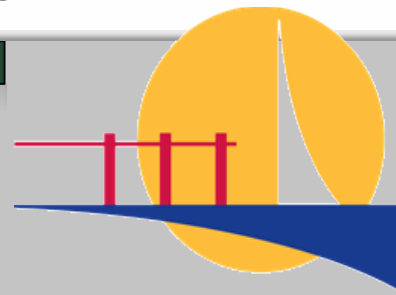
Memo Reference: 23-301



Quarterly Status Report

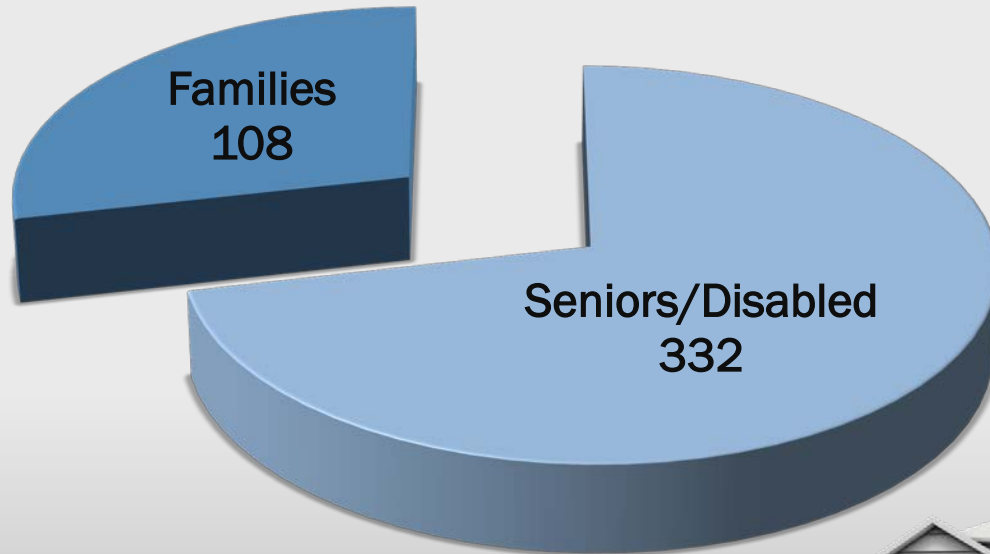
City of Redondo Beach Section 8 and
Fair Housing Programs

December 5, 2023



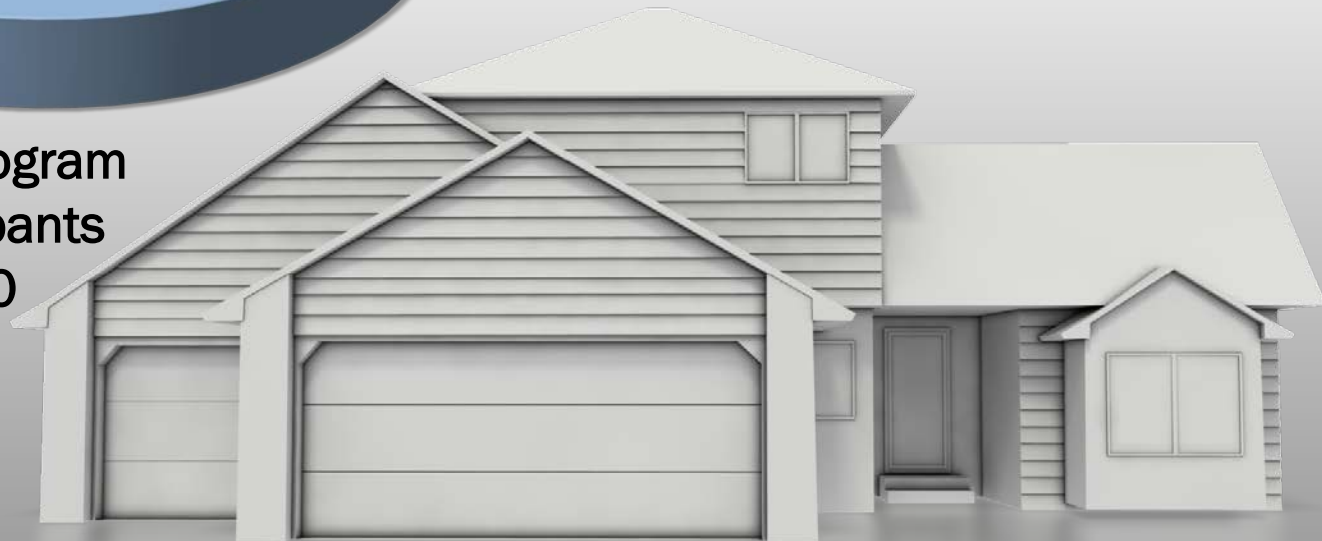
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B E A C H

Current Section 8 Families by Household Type



**Total Program
Participants
440**

- Current goal as outlined in the 5 year and 1 year agency plans is 633
- Challenge to reach goal includes rising rents, low vacancy, negative stereotypes about the program and landlord participation



Section 8 Activity for Last Three Months

New Contracts	17
Renewed Leases	82
Moved/Permanently off	6
Average Monthly Housing Payment	\$1,413
Total Housing Payments	\$1,818,381



Section 8 Funding News

**CY 2023 Funding
Award Letter**

**Received in March
of 2023**

CY 2023

**HCV and VASH
Program are Fully
Funded**

**HAP for 2023 allocation:
\$7,006,216**
(CY 2022 was \$6,650,684)

**Administrative Fee
for 2023:**

**\$138.05 per unit
leased**

(FY 2022 was \$120.59)

**Emergency
Housing Voucher
Program (EHV)**

- 29 Vouchers Allocated
- 17 Families Housed
- EHV Fully Funded,
\$353,004

Veterans Affairs Supportive Housing (VASH)

- Permanent Housing for Homeless Veterans
- RBHA has a total of 34 veterans housed in Redondo Beach under the HUD-VASH program. The goal of RBHA is to utilize all 40 VASH vouchers allocated to the city
- With authorization from HUD DC, RBHA increased the VASH payment standard to 160% of the FY 2020 FMR
- An increase in payment standards will enable our Veterans to competitively search and secure housing



Section 8 Waiting List

- Purpose; Maintain an active pool of qualified applicants for the Section 8 program and comply with HUD's rules and regulations.
- The Housing Choice Voucher program Section waiting list contains approximately 1,058 families and was last opened in September 2015.
- The Project Based Voucher waiting will open December 8, 2023-December 14, 2023.
- Applicants who want to check their status on the waiting list should call **(855) 361-9512** or visit **www.waitlistcheck.com**.



Fair Housing Program Activity



Housing Rights Center
1.800.477.5977

**Discrimination
Investigations**

Mediation

Counseling

**Outreach and
Education**

info@housingrightscenter.org
www.housingrightscenter.org/help

RECOMMENDATION

Receive and file a status report on the Redondo Beach Section 8 and Fair Housing Programs.

