

**AGENDA  
REGULAR MEETING  
REDONDO BEACH HOUSING AUTHORITY  
TUESDAY, MARCH 3, 2026 - 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 March 3, 2026.

**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. January 13, 2026**

**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**

**G1. PUBLIC HEARING TO CONSIDER APPROVAL OF THE REDONDO**

**BEACH HOUSING AUTHORITY FY2026-2027 ANNUAL AGENCY PLAN**

**ADOPT BY TITLE ONLY RESOLUTION NO. HA-2026-03, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE AGENCY FY2026-2027 ANNUAL PLAN**

RECOMMENDATION: THAT THE CHAIRMAN AND AUTHORITY BOARD MEMBERS:

- A. OPEN THE PUBLIC HEARING; TAKE PUBLIC TESTIMONY; AND
- B. CLOSE THE PUBLIC HEARING; AND
- C. ADOPT RESOLUTION NO. HA-2026-03 BY TITLE ONLY;
- D. AUTHORIZE THE CHAIRMAN TO EXECUTE THE REQUIRED CERTIFICATION FORMS FOR SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

**H. OLD BUSINESS**

**I. NEW BUSINESS**

**11. DISCUSSION REGARDING THE STATUS REPORT ON SECTION 8 PROGRAM**

CONTACT: ELIZABETH HAUSE, 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, June 2, 2026 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](http://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.



<b>Community Services Department</b>	1922 Artesia Boulevard Redondo Beach, California 90278 www.redondo.org	tel: 310 318-0610 fax: 310 798-8273
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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 – March 3, 2026 Regular Meeting Posting

Locations                                  415 Diamond Street, Redondo Beach, CA 90277  
     ✓ City Hall Kiosk  
     ✓ City Clerk’s Counter, Door “1”

Meeting Date & Time                    March 3, 2026                      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 on the date displayed below.

*Elizabeth Hause, Housing Administrator*

Date: February 27, 2026



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# Administrative Report

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Authority Action Date: March 3, 2026

**To: CHAIRMAN AND MEMBERS OF THE HOUSING AUTHORITY**

**From: ELIZABETH HAUSE, HOUSING ADMINISTRATOR**

**Subject: PUBLIC HEARING TO CONSIDER APPROVAL OF THE REDONDO BEACH HOUSING AUTHORITY ANNUAL AGENCY PLAN FOR FISCAL YEAR 2026-2027; AND RESOLUTION NO. HA-2026-03, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE ANNUAL PLAN FOR FISCAL YEAR 2026-2027; AND AUTHORIZE THE CHAIRMAN TO EXECUTE THE REQUIRED CERTIFICATION FORMS FOR SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.**

## **RECOMMENDATION**

Staff recommends the Board:

1. Open the public hearing, take testimony and deliberate;
2. Close the public hearing;
3. Adopt the following resolution; and
4. Authorize the Board Chairperson to execute all required documents for submission to HUD.

## **EXECUTIVE SUMMARY**

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to submit an Annual PHA Plan outlining its goals, strategies, and compliance efforts for the upcoming fiscal year. The Redondo Beach Housing Authority (RBHA) continues to maintain a High Performer designation under SEMAP with a score of 96 percent, reflecting strong program administration.

The Annual PHA Plan reports and updates on current funding conditions, voucher utilization levels, fair housing initiatives, inspection protocols, and ongoing efforts to maintain HUD required lease-up rates. It also addresses recent audit findings related to inspection compliance, annual reporting, payroll cost allocation, and eligibility determinations. It summarizes the corrective actions implemented to improve internal controls and ensure compliance.

## **BACKGROUND**

In 1998, HUD published Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), creating significant changes and new requirements for administration of the Section 8 Program. One requirement of QHWRA mandates that PHAs prepare an Agency Annual PHA Plan and Five-Year PHA Plan. It was HUD's intent that the Annual Plan would provide detailed information about the annual status of the Housing Choice Voucher (Section 8) program and that the Five-Year portion of the Plan would describe the Housing Authority's overall mission and long-term goals.

The RBHA Annual PHA Plan for FY2026-2027 includes updates to the goals and objectives for the 5-Year PHA Plan for FYs 2026-2030. The Annual PHA Plan also documents progress of those goals and includes transparency and accountability as follows:

- The RBHA maintains a High Performer designation from HUD by obtaining a 96% performance rating on the Section Eight Management Assessment Program (SEMAP) certification for FY 2024-2025.
- The RBHA will continue to utilize all available resources to administer the Housing Choice Voucher (Section 8) rental assistance program successfully.
- While the RBHA remains committed to maximizing voucher utilization, it is currently operating under funding shortfall that limit the ability to utilize all allocated vouchers.
- The RBHA promotes fair housing and equal opportunity through ongoing education efforts, daily referrals to the Housing Rights Center, and staff participation in fair housing training.
- Strong partnerships with the local landlords contribute to a variety of available housing stock.
- The RBHA implemented Small Area Fair Market Rents (SAFMRs) as required by HUD and contracts with AffordableHousing.com to obtain rent reasonableness determinations.
- The most recent Single Audit completed for FYE 06/30/2024 identified findings in the areas of Housing Quality Standards inspections, annual reporting, payroll costs, and eligibility. However, these findings were procedural and documentation-related. In response, the RBHA has implemented corrective action measures that include changes to internal control and protocols with strengthened oversight of inspections and eligibility procedures. Ongoing monitoring has been established to ensure continued compliance.
- The Resident Advisory Board (RAB) consisting of program participants were invited to review, discuss, and comment regarding the updates. The RAB met on February 4, 2026, however, no comments were received.

Staff is requesting Board approval to ensure continued compliance with HUD regulations.

### **COORDINATION**

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

### **FISCAL IMPACT**

The Housing Choice Voucher (Section 8) rental assistance program is funded by the U.S. Department of Housing and Urban Development (HUD). Preparation of this report is part of the Department's annual work plan and operating budget. There is no additional fiscal impact.

Submitted by:  
*Elizabeth Hause, Housing Administrator*

Approved for forwarding by:  
*Mike Witzansky, City Manager*

Attachments:

- Streamlined Annual PHA Plan (form HUD-50075-HCV)
- Certification of Compliance with the PHA Plans Related Regulations (form HUD-50077-ST-HCV-HP)
- Certification by State or Local Official of PHA Plans Consistency with Consolidated Plan (form HUD-50077-SL)
- Resolution No. HA2026-03
- Proof of Publication

<p><b>Streamlined Annual PHA Plan</b> <i>(HCV Only PHAs)</i></p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>	<p>OMB No. 2577-0226 Expires 9/30/2027</p>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

**Applicability.** The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>										
<b>A.1</b>	<p><b>PHA Name:</b> <u>Housing Authority of the City of Redondo Beach</u> <b>PHA Code:</b> <u>CA103</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2026</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs)</b> <u>603</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> The proposed Annual PHA Plan for FY 2026-2027 is available to view at the Redondo Beach Housing Authority's (RBHA) website: <a href="http://www.redondo.org/housing">www.redondo.org/housing</a> or at the Housing Authority Office located at 1922 Artesia Boulevard, Redondo Beach, CA 90278. The Notice of Public Hearing was posted on the Housing of the City of Redondo Beach website and in the Redondo Beach Easy Reader.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1" data-bbox="253 1606 1448 1669"> <thead> <tr> <th data-bbox="253 1606 526 1669">Participating PHAs</th> <th data-bbox="526 1606 646 1669">PHA Code</th> <th data-bbox="646 1606 917 1669">Program(s) in the Consortia</th> <th data-bbox="917 1606 1205 1669">Program(s) not in the Consortia</th> <th data-bbox="1205 1606 1448 1669">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="253 1669 1448 1730"> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program					
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<b>B.</b>	<b>Plan Elements.</b>										
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p>										

	<ul style="list-style-type: none"> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</li> </ul> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
<p><b>B.2</b></p>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p><b>The RBHA maintains the High performing rating earning a 96% SEMAP score. • The RBHA is not able to maximize the number of leased units as it is currently in funding shortfall. • The RBHA's current lease up of VASH participants is 33 out of 50. • The RBHA continues to promote fair housing and equal opportunity to all members of the community through education by promoting referrals to the Housing Rights Center on a daily basis to all residents of the community. The RBHA staff participates in Fair Housing training by the Housing Rights Center. • The RBHA continues a good rapport with the community landlords and recruits new landlords as staff continuously provide valuable insights to becoming a participant landlord. • The RBHA conducts biennial inspections for participants residents to maintain safe and habitable homes. • The RBHA is constantly monitoring program integrity actively responds to program regulation violations by establishing repayment agreements with participants and enforcing abatement for units that do not meet minimum inspection standards. • The RBHA staff often encourages participant families that reach higher educational milestones or have sustainable income to set goals into self-sufficiency. • The RBHA responds to all reasonable accommodations requests within ten (10) business day. • The RBHA offers portability counseling in the briefing packets and continuously informs participants of the portability option. • The RBHA has amended the administrative plan revising policies and procedures. • The RBHA has implemented Small Area Fair Market Rate (SAFMR) as required by HUD. • The RBHA contracts with AffordableHousing.com to generate comparable units and establish rent reasonableness as required by HUD. • The RBHA is currently in funding shortfall but revised the administrative plan to open the waiting list yearly and complete a full purge with no application carryovers to ensure fresh pools of applicants.</b></p>
<p><b>B.4</b></p>	<p><b>B.4 Capital Improvements. - Not Applicable</b></p>

<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p><b>The FYE 6/30/2024 Single Audit recently completed by CliftonLarsonAllen LLP identified findings in the areas of Housing Quality Standards inspections, Annual Reporting, Payroll Costs, and Eligibility.</b></p>
<b>C.</b>	<p><b>Other Document and/or Certification Requirements.</b></p>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Form identification:** *CA103-Housing Authority of the City of Redondo Beach Form HUD-50075-HCV (Form ID - 7827) printed by Imelda Delgado in HUD Secure Systems/Public Housing Portal at 02/19/2026 03:52PM EST*

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

**Housing Authority of the City of Redondo Beach**

**CA103**

PHA Name

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year **2026**

\_ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: <b>MRS Elizabeth Hause</b>		Name of Board Chairman: <b>James A. Light</b>	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Form identification:** *CA103-Housing Authority of the City of Redondo Beach form HUD-50077-ST-HCV-HP (Form ID -2227) for CY 2026 printed by Imelda Delgado in HUD Secure Systems/Public Housing Portal at 02/19/2026 03:31PM EST*

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

**U. S Department of Housing and Urban Development**

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, James A. Light, the Board Chairperson  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years **2026-2030** and/or Annual PHA Plan for fiscal year **2026** of the **CA103 - Housing Authority of the City of Redondo Beach** is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

**City of Redondo Beach**

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

**The City of Redondo Beach requests input from the Redondo Beach Housing Authority each time the Consolidated Plan is revised or update. The goals outlined in the Consolidated Plan are in line with the goals of the Housing Authority. Specifically, page 81, describes the Housing Authority's strategy to best address the housing needs of the Redondo Beach community.**

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <b>James A. Light</b>	Title: <b>Board Chairperson</b>
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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**Form identification:** CA103 - Housing Authority of the City of Redondo Beach form HUD-50077-SL (Form ID - 6458) printed by Imelda Delgado in HUD Secure Systems/Public Housing Portal at 02/19/2026 03:25PM EST

**RESOLUTION NO. HA-2026-03**

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE ANNUAL PLAN FOR FISCAL YEAR 2026-2027 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, under the Quality Housing and Work Responsibility Act of October 1998, the Housing Authority of the City of Redondo Beach ("Housing Authority") must submit an Annual Public Housing Agency ("PHA") Plan to the U.S. Department of Housing and Urban Development ("HUD") in order to receive federal funding; and

WHEREAS, the Housing Authority shall submit the PHA Annual Plan for the Fiscal Year beginning July 1, 2026 and submit the necessary certifications to HUD; and

WHEREAS, the Housing Authority must submit the Agency Plans by April 17, 2026 to HUD; and

WHEREAS, on February 4, 2026, the Housing Authority met with the Resident Advisory Board ("Board") and consulted the Board in developing the Agency Plans; and

WHEREAS, the Agency Plan is consistent with the Consolidated Plan for the City's Housing Authority's jurisdiction; and

WHEREAS, the Housing Authority, as required by the Quality Housing and Work Responsibility Act of 1998, has made the Agency Plan and all information relevant to the public hearing, available to the public for at least 45 days; and

WHEREAS, on March 3, 2026, the Housing Authority conducted a public hearing to discuss the Agency Plans, and invited review and took comments; and

WHEREAS, the Housing Authority shall carry out the Agency Plan in accordance with all applicable fair housing laws and shall affirmatively further fair housing.

**NOW, THEREFORE, THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. That the Housing Authority hereby approves the PHA Annual Plan for the fiscal year beginning July 1, 2026, and authorizes the Chairman of the Housing Authority to execute all necessary certification forms for submission of the Agency Plans to HUD.

SECTION 2. The Clerk-Controller of the Housing Authority shall certify the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 3<sup>rd</sup> day of March, 2026.

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James A. Light, Chairman

APPROVED AS TO FORM:

ATTEST:

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Joy A. Ford, Legal Counsel of the  
Housing Authority

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Eleanor Manzano, Clerk-Controller  
of the Housing Authority

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

I, Eleanor Manzano, Clerk-Controller of the Housing Authority of the City of Redondo Beach, California, do hereby certify that Resolution No. HA-2026-03 was passed and adopted by the Housing Authority of the City of Redondo Beach, California, at a regular meeting of said Housing Authority held on the 3<sup>rd</sup> day of March, 2026, and thereafter signed and approved by the Chairperson and attested by the Clerk-Controller of the Housing Authority, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Eleanor Manzano, CMC  
Clerk-Controller



## City of Redondo Beach

### **NOTICE OF PUBLIC HEARING REGARDING THE HOUSING AUTHORITY'S ANNUAL PUBLIC HOUSING AGENCY PLAN FOR FY 2026-2027**

**NOTICE IS HEREBY GIVEN** that the Redondo Beach Housing Authority will hold a Public Hearing on **Tuesday, March 3, 2026** at 6:00 p.m. in the City Council Chamber of City Hall, 415 Diamond Street, Redondo Beach, California. The purpose of the public hearing is for the Housing Authority Board of Commissioners to review and discuss the Housing Authority's Annual Plan for FY 2026-2027.

This plan is required by the Department of Housing and Urban Development as a condition of continued funding for the Section 8 Program. The Plan sets forth the Housing Authority's strategy for operating the Section 8 Program.

**PUBLIC COMMENT:** Public testimony will be taken during the public hearing by eComment through the City's agenda webpage at <https://redondo.legistar.com/Calendar.aspx>. Specific instructions for eComment will be provided on the agenda when it is released at least 72 hours prior to the public hearing. EComments will be read out loud by City staff during the public hearing and are limited to 3 minutes (2200 characters) in length. Only one eComment per person.

To comment in-person during the meeting, the information on how to join the virtual meeting via internet will be provided on the meeting agenda cover when the agenda packet is released at least 72 hours prior to the public hearing.

For those who cannot participate during the public hearing, written comments for the Housing Authority may be submitted by email to [CityClerk@redondo.org](mailto:CityClerk@redondo.org). Written comments will be accepted up to 3:00 p.m. the day of the public hearing, March 3, 2026 to allow time for distribution to the Commission as a Blue Folder item.

**ADDITIONAL INFORMATION:** The draft Housing Authority Annual Plan for FY 2026-2027 is available to view at the Housing Authority's website: [www.redondo.org/housing](http://www.redondo.org/housing) or at the Housing Authority Office located at 1922 Artesia Boulevard, Redondo Beach, CA 90278. The office is open to the public Mondays through Thursdays from 9:00 a.m. to 2:00 p.m. If you have any questions, please call Imelda Delgado, Housing Manager, at (310) 697-3391.

The agenda packet with the administrative report and materials related to this matter will be available at least 72 hours prior to the public hearing, pursuant to State Law and local ordinance, on the City of Redondo Beach website <https://redondo.legistar.com/Calendar.aspx>. Select the March 3, 2026 Housing Authority meeting.

CITY OF REDONDO BEACH, CALIFORNIA  
Eleanor Manzano  
City Clerk of the City of Redondo Beach  
Easy Reader Inc/Redondo Beach News/January 15, 2026/RD26-005



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# Administrative Report

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Authority Action Date: March 3, 2026

**To: CHAIRMAN AND MEMBERS OF THE HOUSING AUTHORITY**

**From: ELIZABETH HAUSE, HOUSING ADMINISTRATOR**

**Subject: DISCUSSION REGARDING STATUS REPORT ON THE SECTION 8 PROGRAM**

## **RECOMMENDATION**

Receive and file report on the Section 8 rental assistance program.

## **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 administer the Housing Choice Voucher (Section 8) program. Section 8 is a rental assistance program that enables low-income families to live in decent, safe and sanitary, privately-owned housing. This report includes information regarding the RBHA's activity for the months of January, February, and March of 2026.

## **BACKGROUND**

The RBHA is currently assisting approximately 406 households under the Section 8 program. Of those households, approximately 259 head of households are elderly and 181 head of households are disabled. Approximately 7 Section 8 participant families transferred to other jurisdictions under portability and are being administered by the receiving Housing Agencies. As part of the Section 8 program, there are 20 Project-Based Vouchers (PBV) at The Moonstone apartment complex.

## **Quarterly Spending**

The Housing Authority received approximately \$2,325,651 in Housing Assistance Payment (HAP) for the months of January, February, and March. This report was prepared in advance; therefore, the monthly expenditures are estimates and are subject to change. Section 8 expenditures for this quarter are as follows:

January	\$715,047
February	\$705,619
March	\$699,258

Total Estimated Expenditures: \$2,119,924

## **Special Purpose Voucher Programs**

The RBHA administers the following special purpose programs which have separate funding allocations specifically to provide housing assistance to specific vulnerable populations:

- The Veterans Affairs Supportive Housing (VASH) are specifically for Veterans experiencing homelessness. The RBHA currently has 31 VASH participant families out of an allocation of 50. Approximately 1 VASH participant family transferred to other jurisdictions under portability and is being administered by the receiving Housing Agency.
- The Emergency Housing Voucher (EHV) program was funded by the American Rescue Plan Act of 2021 specifically for homeless families, at risk of homelessness, or fleeing domestic violence. The RBHA currently has 22 participant families under EHV rental assistance. Approximately 7 EHV participant families transferred to other jurisdictions under portability and are being administered by the receiving Housing Agencies. The EHV program is winding down sooner than originally planned due to the lack of HUD funding and the RBHA has a remaining budget authority to assist the 22 EHV participant families through May 31, 2026.

However, on February 6, 2026, HUD issued a “get ready” notice to help Housing Agencies prepare for an adjustment in the EHV funding allocations. Based on validated reported data from 2025, HUD will allocate and reallocate EHV funds for CY 2026 based on demonstrated need. HUD plans to recapture unused service fees and reallocate those funds to address shortfalls. This is intended to help ensure that all EHV Housing Agencies will be able to keep families in the program through the end of CY 2026.

HUD granted the RBHA regulatory waivers under 24 CFR 982.204 to allow the RBHA to place all EHV families on the Section 8 waiting list without requiring them to submit an application, and under CFR 982.206 to allow EHV families to be added to the Section 8 waiting list without public notice of opening or closing the waiting list. The RBHA is adding the current EHV participants on the Section 8 waiting list. Additionally, the two newly adopted local preferences will allow them to be prioritized for Section 8 rental assistance once funding becomes available.

- Foster Youth to Independence Initiative (FYI) vouchers provide housing assistance to young adults (18 to 24 years old) that have been in foster care. The administrative plan that includes the new policies for the FYI program was recently approved by this Board on January 13, 2026. Staff will add the new FYI grant funding to the budget during mid-year review prior to issuing FYI vouchers.

### Waiting List

The RBHA waiting list established in 2015 continues to be closed to new applicants. There are approximately 953 applicants. Staff is mailing out interest letters to applicants each month in batches of 100. Those applicants that do not respond will be withdrawn from the waiting list. Due to the funding shortfall status, the RBHA has not pulled applicants from the waiting list since November of 2024.

The following statistics apply to the families on the waiting list:

Families with Children	485
Elderly Families	263
Families with Disabilities	437
Extremely Low Income	685
Very Low Income	222
Over Income Limit	46
Live or Work in Redondo Beach	2
Honorably Discharged Veterans	0
No Eligible Preferences	28

#### Funding Shortfall Updates

The RBHA was approved for HAP set-aside funding from HUD for CY2026 and was able to meet HAP obligations for the CY2025. The RBHA met with the HUD Shortfall Prevention Team and HUD Portfolio Management Specialist on February 23, 2026. The Shortfall Team had no meaningful updates to provide staff, as federal accounting and reconciliation is lagging, and the finalization of this effort is required before allowing for determination of the RBHA's shortfall status. The RBHA believes steps taken over the last several months has resulted in decreased HAP expenditures; staff believes the RBHA is very close to being out of shortfall. The RBHA will continue to administer measures to decrease HAP expenditures.

#### Previous Information Requested

- In response to the City of Redondo Beach Community Services Department Strategic Plan objective to explore options to secure funding to support family supportive housing, the RBHA has put in place preferences for Section 8 new admissions that include a preference for families. Families will receive the same selection priority as a one-person that is disabled and/or elderly.
- The RBHA policies and procedures for accepting Section 8 rental assistance applications are currently under revision as directed by the Board on December 2, 2025. The proposed updates will outline that a new waiting list is to be established and purged every year.

New applications will be accepted annually, the sufficient number of applicants will be selected from that waiting list to achieve and/or maintain HUD required lease-up rates throughout the year, then the entire waiting list will be purged after twelve months. The changes require a revision of the RBHA Administrative Plan, a 45-day public notice and comment period, Resident Advisory Board review, and a public hearing. Staff is projecting the revision to be completed by the next regular scheduled Housing Authority Meeting in June 2026.

- The Redondo Beach Housing Authority Board, at its most recent meeting, asked staff to identify and provide the number of Affordable Housing Units for rent in the City of Redondo Beach. The RBHA has the following files in possession:
  - 29 owner occupied condominiums at three separate sites.
  - 3 apartment complexes at three separate sites with 421 total units.
    - 118 of those under Housing Assistance Payment Contract (Section 8).

Staff recently retained Keyser Marston and Associates (KMA) to evaluate the City's affordable housing monitoring needs and processes. Monitoring of affordable housing units is separate from the Section 8 Program, and staff whose salaries are fully funded through Section 8 funds are not permitted to perform affordable housing monitoring activities.

The Housing Division is therefore exploring whether a staffing restructure would allow for the inclusion of affordable housing monitoring responsibilities, contingent upon identifying funding sources to fully offset associated salary costs. As part of this effort, KMA is assisting staff in assessing workload, structure, and potential funding mechanisms. KMA has already identified possible fee adjustments that could help support the necessary salary offsets. Staff will update the RBHA Board as this evaluation progresses.

### **COORDINATION**

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

### **FISCAL IMPACT**

Preparation of this report is part of the Department's annual work plan and operating budget. There is no additional fiscal impact.

Submitted by:  
*Elizabeth Hause, Housing Administrator*

Approved for forwarding by:  
*Mike Witzansky, City Manager*

Attachments: None.