

# **BLUE FOLDER ITEM**

*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.*

## **HOUSING AUTHORITY MEETING MARCH 3, 2026**

- C.3. APPROVAL OF MINUTES OF THE FOLLOWING MEETING:  
a. January 13, 2026

CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

- **Minutes for January 13, 2026**



Minutes  
Redondo Beach Housing Authority  
Tuesday, January 13, 2026  
Special Meeting 6:00 p.m.

## SPECIAL MEETING OF THE REDONDO BEACH HOUSING AUTHORITY

### CALL MEETING TO ORDER

Chair Light called a Special Meeting of the Redondo Beach Housing Authority (RBHA) to order at 6:12 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

### ROLL CALL

RBHA Members Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Chair Light

RBHA Members Absent: Price, Newton

Officials Present: Joy Ford, City Attorney  
Elizabeth Hause, Community Services Director  
Imelda Delgado, Housing Manager  
Laura Diaz, Records Mgmt. Supervisor  
Emily Bodkin, Administrative Specialist/Liaison

### A. APPROVAL OF ORDER OF AGENDA

Motion by Member Castle, seconded by Member Waller, to approve the order of the agenda.

Motion carried 5-0-2 by voice vote. Commissioners Price and Newton were absent.

### B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION

#### B.1. BLUE FOLDER ITEMS

Laura Diaz reported one Blue Folder item for F.1. revised minutes removing Minutes Secretary notes.

Motion by Member Kaluderovic, seconded by Member Castle, to receive and file the Blue Folder item.

Motion carried 5-0-2 by voice vote. Commissioners Price and Newton were absent.

**C. CONSENT CALENDAR**

**C1. APPROVAL OF AFFIDAVIT OF POSTING for the Special Housing Authority meeting of January 13, 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. December 2, 2025**

**CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR**

Motion by Member Kaluderovic, seconded by Member Castle, to approve items C1 through C3.

Chair Light invited public comments.

Maria Larissa Yasol gave a quick shout out to Jahlani Tavai, former Redondo Beach resident, on his team making it to the Super Bowl; stated she was there to speak about the Housing Element ruling and what it means going forward; stated that the Appeals Court was clear, compliance is not about theoretical zoning or paper units, it's about realistic, achievable housing pathways; spoke about ownership housing offering the most realistic planning tools available and that when people purchase homes they anchor themselves locally and protects the City; stated without a certified housing element Redondo Beach becomes vulnerable to builders' remedy projects, which often produce rental only developments; suggested if the City wants to maintain local oversight, design standards, and long term stability they must plan intentionally and identify sites that are truly feasible and encourage development to create stakeholders.

Laura Diaz reported no eComments and no hands raised on Zoom.

**D. EXCLUDED CONSENT CALENDAR ITEMS - None**

**E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**F. EX PARTE COMMUNICATIONS - None**

**G. PUBLIC HEARINGS – None**

**H. OLD BUSINESS - None**

**I. NEW BUSINESS**

**11. DISCUSSION AND POSSIBLE ACTION ON THE REDONDO BEACH HOUSING**

**AUTHORITY ADMINISTRATIVE PLAN REVISION FOR THE HOUSING CHOICE  
VOUCHER (SECTION 8) PROGRAM**

**ADOPT BY TITLE ONLY RESOLUTION NO. HA-2026-01, A RESOLUTION OF  
THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH,  
CALIFORNIA, APPROVING THE AGENCY ADMINISTRATIVE PLAN**

**CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR**

Housing Administrator Hause provided some background information, reported that this was originally presented in December 2025 and feedback was given regarding the wait list; stated they realized that they would need to restart the noticing process as well as community meetings, and there are a lot of key dates and milestones they need to meet before they bring the updated plan back to the Board; reported that they are in a shortfall and wanted to start taking steps to address that shortfall and some of the changes to the plan would allow them to do that; reported connecting with HUD and they advised them to bring the original item back unchanged from December, have the Board approve the plan that evening, and then they can start implementing some of the items to help them address the shortfall; stated they would bring the plan back at a regularly scheduled quarterly meeting with the changes to the wait list process but they won't be addressing the wait list issue for 3 to 4 months from now; turned the floor over to Housing Manager Imelda Delgado.

Housing Manager Delgado reported that the RBHA is a public housing agency funded by the U.S. Department of Housing and Urban Development (HUD) to administer Section 8; stated that HUD requires all public housing agencies to have an approved Administrative Plan and their current plan was updated and approved in 2023; reported that the Housing Opportunity through Modernization Act (HOTMA) was finalized in 2023 and HOTMA updates rules for HUD housing programs; noted that some updates are mandatory and some are discretionary; stated mandatory changes that need to be implemented now are: definitions, asset limit rules, updated income verification hierarchy, and mandatory interim reporting limits; stated that staff will apply the changes once approved by the Board and all HOTMA required changes are addressed in the revised Admin Plan, including the delayed changes; reported that final implementation has been delayed by HUD until January 1, 2027 but the mandatory changes they can implement need to be approved by the Board, which is why they brought it back that evening; provided slides with the 10 most significant changes made to their policies and procedures, noted that most are intended to reduce housing assistance payment costs to address our funding shortfall; read through the list of significant changes and stated upon approval by the Board all policies and procedures described in the Admin Plan would be effective immediately with different rollout timelines and implementation dates; recommended the Board of Commissioners approve the amended Admin Plan and adopt the resolutions for the significant changes to ensure compliance with HOTMA and allow staff to revamp the Section 8 application process and bring it back at a later date.

Member Kaluderovic stated number 3, of the HOTMA discretionary changes, adds \$100,000 asset limit for participants and asked is that at application and continuing

through there.

Housing Administrator Hause responded yes, the HOTMA mandatory changes said they would do it for new participants in the program but at their discretion they could extend it to current participants upon their annual review.

Motion by Member Obagi, seconded by Member Waller, to approve Resolution No. HA 2026-01 and HA 2026-02.

Erica Foster, District 3, thanked everyone for bringing it back so quickly so that it can get approved and they can move forward with what needs to be done.

Laura Diaz reported no one online and no eComments.

Member Obagi added a friendly amendment to also approve the Administrative Plan.

Member Waller agreed to that.

Motion carried 5-0-2 by voice vote. Commissioners Price and Newton were absent.

**12. DISCUSSION AND POSSIBLE ACTION ON THE AGENCY ANNUAL PLAN FOR FISCAL YEAR 2025-2026 AND AGENCY FIVE-YEAR PLAN FOR FISCAL YEARS 2026-2030 SIGNIFICANT AMENDMENTS; AND RESOLUTION NO. HA-2026-02, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE SIGNIFICANT AMENDMENDED PLANS AND AUTHORIZE THE SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**ADOPT BY TITLE ONLY RESOLUTION NO. HA-2026-02, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING SIGNIFICANT AMENDMENTS TO THE AGENCY ANNUAL PLAN FOR FISCAL YEAR 2025-2026 AND THE FIVE-YEAR PLAN FOR FISCAL YEARS 2026-2030 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AD URBAN DEVELOPMENT**

**CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR**

Housing Administrator Hause reported that since the Board approved the Admin Plan it, by default, triggers the needed update to the Annual Plan and the Five-Year Plan and is capturing the changes to the Administrative Plan the Board just approved; noted a motion to approve the Annual Plan and the Five-Year Plan was still needed.

Motion by Member Obagi, seconded by Member Waller, to approve the Annual Plan and Five-Year Plan.

Laura Diaz reported no one online and no eComments.

Motion carried 5-0-2 by voice vote. Commissioners Price and Newton were absent.

Laura Diaz read L.1 adopt by title only Resolution No. HA-2026-01 and L.2 adopt by title only Resolution No. HA-2026-02.

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

**K. ADJOURNMENT – 6:30 P.M.**

Motion by Member Waller, seconded by Member Obagi, to adjourn back to the regular City Council meeting.

Motion carried 5-0-2 by voice vote. Commissioners Price and Newton were absent.

The next scheduled meeting of the Redondo Beach Housing Authority is a Regular meeting on Tuesday, March 3, 2026, at 6:00 p.m. in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted,



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Elizabeth Hause  
Community Services Director