

REDONDO BEACH HOUSING AUTHORITY

Annual Agency Plan FY2026-2027



Community Services Department/Housing Division

March 3, 2026

PHA Plan

Review and adopt the FY2026–2027 Annual Public Housing Agency (PHA) Plan for submission to HUD.

- Consistent with the significant changes approved by the Board in January

Progress Report

- 96% Section Eight Management Assessment Program (SEMAP) score for FY 2024-2025
- Maximizing voucher utilization
- Funding shortfall



Progress Report



- Daily referrals to the Housing Rights Center
- Strong partnerships with the local landlords
- We implemented Small Area Fair Market Rents (SAFMRs)

Progress Report

- Audit findings
 - FYE 6/30/2024
 - All procedural and documentation-related
 - Corrective action measures have already been implemented

- Resident Advisory Board (RAB) – no comments



Recommendation

Staff recommends:

1. Open the public hearing
2. Take testimony and deliberate
2. Close the public hearing
3. Adopt the resolution
4. Authorize the Board Chairperson to execute submission documents

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Status Update

Redondo Beach Housing Authority

U.S. Department of Housing and Urban Development (HUD)

Funding Shortfall Update

- CY2025 Housing Assistance Payments (HAP)
 - Set-aside funding CY2025
- Continued Shortfall
 - Federal reconciliation process underway
 - Determination of shortfall CY2026



Emergency Housing Vouchers (EHV)

- 22 active EHV participants in Redondo Beach
 - 7 of those EHV ported-out



“Get Ready” notice

- Recapture unused service fees
- Reallocate funds to PHA in shortfall
- Current budget authority through May 31, 2026

HUD Approved Regulatory Waivers

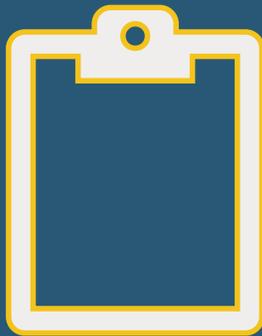
Title 24 Code of Federal Regulation 982.204 & 982.206

- Add EHV participants to waiting list
- Waive application requirements



Adopted Local Preferences

- Prioritize EHV participants for Section 8
- Housing assistance once funding becomes available



Questions?

