

**AGENDA
REGULAR MEETING
REDONDO BEACH HOUSING AUTHORITY
TUESDAY, MARCH 11, 2025 - 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 11, 2025.

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

C3. RECEIVE AND FILE THE QUARTERLY STATUS REPORT ON SECTION 8 AND FAIR HOUSING PROGRAMS

Contact: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

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 2025-2026 ANNUAL AGENCY PLAN AND THE 2026-2030 FIVE YEAR AGENCY PLAN

ADOPT BY TITLE ONLY RESOLUTION NO. HA-2025-87, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE AGENCY FIVE YEAR PLAN FOR FISCAL YEARS 2026-2030 AND THE ANNUAL PLAN FOR FISCAL YEAR 2025-2026 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Recommendation: That the Chairman and Authority members:

- a. Open the Public Hearing; take Public Testimony; and
- b. Close the Public Hearing; and
- c. Adopt Resolution No. HA-2025-87 by title only; and
- 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

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 3, 2025 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

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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 11, 2025 Regular Meeting

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

Meeting Date & Time March 11, 2025 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.

Elizabeth Hause, Housing Administrator

Date: March 6, 2025



Administrative Report

Authority Action Date: March 11, 2025

To: CHAIRMAN AND MEMBERS OF THE HOUSING AUTHORITY

From: ELIZABETH HAUSE, 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 January, February, and March of 2025.

The Housing Authority continues to operate the Section 8 Program within its available resources. On May 9, 2024, HUD notified the Housing Authority that it would receive \$7,486,748 in Housing Assistance Payment (HAP) funding for CY 2024. On May 21, 2024, the Housing Authority received notification from the Los Angeles Community Development Authority (LACDA) of continued funding of the Homeless Incentive Program for Fiscal Year 2024-2025. The amount of funding under this agreement, if approved, is not to exceed \$57,179.

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 965 families currently on the Housing Choice Voucher (HCV) program waiting list.

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BACKGROUND

Section 8 Program Activity

The Housing Authority is currently assisting 462 households under the Section 8 HCV Program. Of those households, approximately 347 are headed by elderly and/or disabled persons; the remaining 115 are families headed by non-elderly, non-disabled persons.

During the months of January, February, and March of 2025, the Housing Authority executed 6 new contracts. The Housing Authority also renewed 91 leases. One (1) tenant moved out of their subsidized unit and is permanently off the program. During this reporting quarter, the Housing Authority spent \$2,337,051 on housing assistance payments. The average per-unit client rent subsidy for this period was \$1,668/month. The Housing Authority's goal, as outlined in the 5-year and 1-year agency plans, is to assist an average of approximately 648 families. The Housing Authority's attrition rate is approximately zero to one voucher per month.

Project-Based Voucher (PBV) Program

Effective July 1, 2024, the Redondo Beach Housing Authority implemented the Project-Based Voucher (PBV) program, which is part of the HCV program. The RBHA allocated 20 project-based vouchers to the Project Homekey site, the Moonstone, owned by Century Moonstone, LLC. Preference for placement at the Moonstone is given to eligible Redondo Beach pallet shelter residents, followed by the Redondo Beach chronically homeless, elderly individuals who are experiencing homelessness or are at risk of being homeless and to honorably discharged Veterans.

The RBHA PBV program will be administered under the City's Housing Choice Voucher Program policies and procedures. Individuals referred to Century Moonstone, LLC will be subject to the same criminal background and income eligibility screening as families accepted through the waiting list. Additionally, PBV program participants will be responsible for complying with the same program rules and federal regulations to maintain their housing assistance.

The RBHA has a total of 20 families housed at The Moonstone. The waiting list for the PBV program is currently open but is by referral only. Referrals must be submitted to the Housing Authority by the City's Homeless Housing Navigator or by an approved Coordinated Entry System (CES) agency.

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HUD-VASH Vouchers

Veterans experiencing homelessness are referred to the Housing Authority by the Veteran's Affairs office. RBHA has a total of 35 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 2024.

Section 8 Funding

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

In May of 2024, HUD notified the Housing Authority that it would receive \$7,486,748 in HAP funding for CY 2024 (this is the total funding for the HCV and VASH Program). For comparison purposes, the Housing Authority received \$7,006,216 for CY 2023. In May of 2024, HUD also provided its determination of the RBHA administrative fee. For FY 24-25, the administrative fee, subject to proration, was set at \$150.05 per unit leased. In comparison, the Housing Authority received approximately \$138.05 per unit leased in CY 2023.

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 intra-agency 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 intra-agency 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 leased 19 EHV families.

Payment Standards

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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. The RBHA now has authorization to set the HUD-VASH payment standard between 111% to 160% of the 2024 FMRs. Effective February 1, 2024 the VASH payment standards for RBHA were increased to 135% of the Federal Fiscal Year (FFY) 2024 Fair Market Rents. 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 February 1, 2024 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) 2024 Small Area Fair Market Rents. Payment standards for the HCV, VASH, and EHV programs had been last increased in March 2023. The following Payment Standards became effective February 1, 2024:

	90277	90278	VASH (for both Zip Codes)
0 Bedroom	\$2,261	\$2,062	\$2,399
1 Bedroom	\$2,546	\$2,328	\$2,708
2 Bedroom	\$3,230	\$2,955	\$3,434
3 Bedroom	\$4,142	\$3,791	\$4,405
4 Bedroom	\$4,570	\$4,180	\$4,860

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Housing Authority Staff

The Housing Authority staff consists of 4 full-time and 1 part-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 Housing Authority. 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 965 families left on the Redondo Beach Section 8 waiting list. The goal for the waiting list is to maintain an active pool of 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. 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.

Statistics on the families on the Section 8 tenant-based voucher waiting list are detailed below.

TOTALS

Applicants on the RBHA Section 8 List	965	
Families with Children	492	50.98%
Elderly Families	252	26.11%
Families with Disabilities	441	45.70%

TOTALS BY INCOME PERCENTAGE

Extremely Low Income	694	71.92%
Very Low Income	224	23.21%
Low Income	0	0.00%
Over Income	47	4.87%

TOTALS BY PREFERENCE

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Live or Work in Redondo Beach	2
Honorably Discharged Veterans	0
Families, Elderly or Disabled	939
Ineligible for Preferences	24

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 2024-25 revenues and expenditures are detailed below.

Revenue (HUD) Includes:

Housing Assistance Payments
Administration

Total: \$7,845,801

Expenditures Include:

Personnel
M & O
ISF/Overhead

Total: \$7,702,744

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

Submitted by:
Elizabeth Hause, Housing Administrator

Approved for forwarding by:
Mike Witzansky, City Manager



Administrative Report

Authority Action Date: March 11, 2025

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 2025-2026 ANNUAL AGENCY PLAN AND THE 2026-2030 FIVE YEAR AGENCY PLAN

PROCEDURES:

- 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**

ADOPT BY TITLE ONLY RESOLUTION NO. HA-2025-87, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE AGENCY FIVE YEAR PLAN FOR FISCAL YEARS 2026-2030 AND THE ANNUAL PLAN FOR FISCAL YEAR 2025-2026 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

EXECUTIVE SUMMARY

In 2024, the Redondo Beach Housing Authority received a “High Performer” status rating from the U.S. Department of Housing and Urban Development (HUD). As a condition of continued funding for the Section 8 Program, HUD requires the Housing Authority to prepare and submit 5-Year and Annual Public Housing Authority (PHA) Plans.

The 5-Year Plan describes the mission of the Housing Authority, including long-range goals and objectives. The Annual Plan provides details about the Housing Authority’s operations, program participants and services. Approval of the Five- Year Agency Plan and Annual Agency Plan are requirements from HUD.

It is recommended that the Housing Authority approve the 2026-2030 Five Year Agency Plan, approve the 2026-2026 Annual Plan, and authorize the Chairman to execute the appropriate documents. Each qualified PHA must hold a public hearing regarding the Five Year Agency Plan and Annual Plan and any changes to the goals, objectives, and policies and invite public comment regarding such changes. The qualified PHA must

also consult with and consider the recommendations of the resident advisory boards for the agency at the public hearing.

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 Housing Authorities prepare an Agency Five-Year and Annual Plan (generally referred to as “The Agency Plan”). It was HUD’s intent that the Five-Year portion of the Plan would describe the Housing Authority’s overall mission, and that the Annual Plan would provide detailed information about the annual status of the Section 8 Program.

In 2015, HUD issued Public and Indian Housing (PIH) notice 2015-18 and instituted a revised, streamlined Agency Plan process to reduce burdens on Housing Authorities. Additionally, for Housing Authorities rated as “High Performers,” no changes to the Annual portion of the Agency Plan are required for the four years following the initial adoption of the 5-Year portion of the Plan.

In 2024, the Redondo Beach Housing Authority (RBHA) once again received “High Performer” status recognition from HUD. High performing agencies are exempt from submitting a full update of their annual agency plan. “High Performer” status is achieved by obtaining a score of 90% or more on HUD’s annual Section 8 Management Assessment Program (SEMAP) certification. The SEMAP certification consists of fourteen (14) individual indicators. HUD assigns a rating on each of the fourteen (14) indicators and an overall performance rating.

Included in the Agency Plan are the Housing Authority’s goals and objectives for the 2026-2030 period. The Housing Authority will continue to strive to maintain its “High Performer” rating by utilizing all available Housing Assistance Payments (HAP), by adhering to all regulations and established policies, and by managing the program in an efficient and responsible manner. The Annual Plan includes a list of PHA plan element revisions. These revisions include the ongoing implementation of the HUD-Veterans Affairs Supportive Housing (VASH) program. In 2024, HUD awarded 20 HUD-VASH vouchers to the RBHA. Additionally, the RBHA received a HUD-VASH payment standard waiver from HUD. The payment standards for the HUD-VASH voucher program were set at 129% of the fair market rents (FMRs) for the County of Los Angeles.

In addition to submitting the Agency Plans to HUD, the Housing Authority is also required to submit the following items:

- Resident Advisory Board comments
- HUD Form 50077-ST-HCV Certification of Compliance with the PHA Plans and Related Regulations
- HUD Form 50077-SL-Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
- HUD Form 50077-CR-Civil Rights Certification

The Housing Authority is also required to keep a file copy of the signed HUD Form entitled "Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan."

COORDINATION

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

FISCAL IMPACT

The Section 8 Program receives its funding from a grant from the U.S. Department of Housing and Urban Development. Unexpended administration funds are accrued to the administrative reserve account. The Housing Authority's projected FY 2025-26 revenues and expenditures are provided below.

<u>Revenue (HUD)</u>	<u>Expenditures</u>	
Housing Assistance	Personnel	\$ 374,198
Administration	M & O	109,929
	ISF/Overhead	147,319
Total:	Total:	\$7,702,744

Submitted by:
Elizabeth Hause, Community Services Director

Approved for forwarding by:
Mike Witzansky, City Manager

Attachments:

1. Resident Advisory Board comments
2. Agency Five Year Plan for FYs 2026-2030
3. Annual Plan for FY 2025-2026
4. HUD Form 50077-ST-HCV-HP Certifications of Compliance with the PHA Plans and Related Regulations
5. HUD Form 50077-SL-Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
6. HUD Form 50077-CR-Civil Rights Certification
7. Resolution No. HA-2025-87
8. Proof of public hearing notice

ATTACHMENT 1: RESIDENT ADVISORY BOARD COMMENTS

As of publishing on March 6, 2025, no comments have been received.

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226
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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, and informs 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- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.					
A.1	PHA Name: The Housing Authority of the City of Redondo Beach			PHA Code: CA103		
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2026						
The Five-Year Period of the Plan (i.e. 2019-2023): 2026-2030						
PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission						
<p>Availability of Information. 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 on 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. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>						
<p>The proposed 5-Year PHA Plan for FY 2026-2030 is available to view at the Housing Authority’s website: www.redondo.org/housing or at the Housing Authority Office located at 1922 Artesia Boulevard, Redondo Beach, CA 90277. The Notice of Public Hearing was posted on the City’s website, the City’s Community Services office, and in the Redondo Beach Easy Reader.</p>						
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)						
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
Lead PHA:					PH	HCV

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.					
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>The mission of the Housing Authority is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination for as many program-eligible persons as funding permits.</p>					
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>RBHA will continue to implement the following strategies to best address the housing needs of our community:</p> <ul style="list-style-type: none"> • Administer an efficient, high performing agency through continuous improvement of our support systems and a high level of commitment to our employees and their development. • Maximize the number of leased units within our current resources. • Increase the number of Veteran program participants by utilizing all HUD VASH Vouchers allocated. • Promote fair housing and equal opportunity to all members of the community through education. • Actively recruit new landlords through outreach efforts and program education. • Ensure that all residents live in safe, habitable homes. • Take action against all program participants who violate program regulations if and when we become aware of any such activity, and we will employ a variety of methods (including those required by HUD) to ensure program integrity. • Encourage self-sufficiency of participating families. • Promptly process all requests by disabled individuals for reasonable accommodations. • Provide portability counseling to all voucher holders. • Employ new procedures and policies as useful or necessary. • Implement Small Area Fair Market Rate (SAFMR) as required by HUD. • Ensure that all contract rents are fair, reasonable and affordable. • Re-open the Housing Choice Voucher (HCV) waiting list. 					
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The Redondo Housing Authority succeeded in meeting the goals and objectives described in the previous 5-year plan. The Housing Authority: maintained a high performer status with HUD through the Section Eight Management Assessment Program (SEMAP); streamlined various office procedures through the use of new policies and software applications; continued to provide voucher mobility counseling and helped a number of participants to successfully transfer to and from other jurisdictions; continued to conduct outreach efforts to new and prospective landlords; enforced housing quality standards, educated tenants and landlords about anti-discrimination laws through an annual Housing Rights Center workshop and periodic briefing sessions; provided reasonable accommodations to persons with disabilities and educated tenants about their right to request reasonable accommodations. Over the last five years, the RBHA brought down the number of families on the HCV waitlist from 4,751 in 2020 to less than 1,000 in 2025. Furthermore, the RBHA successfully implemented and is administrating the City’s first Project-Based Voucher Program.</p>					
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>RBHA will continue to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking through the implementation of the VAWA policy as described in our Administrative Plan. RBHA will be following all legal requirements of VAWA to ensure the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking. Furthermore, RBHA will provide emergency transfers to such victims.</p>					
C.	Other Document and/or Certification Requirements.					

<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>RBHA will consider a significant amendment or modification to the 5-year plan should there be drastic changes or extenuating circumstances that will prohibit the Housing Authority from fulfilling the goals set forth in this agency plan. If over the course of the next five years the needs of our community change, the Housing Authority will consider amending or modifying the agency plan to best help the people we serve.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</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>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

One of the main focuses of the RBHA is to assist families secure housing without regard to their race, color, religion, gender, sexual orientation, national origin or familial status. We do so through Fair Housing education and advocacy. The RBHA works closely with the Housing Rights Center (HRC) to ensure proper Fair Housing information distribution to program applicants, participants and landlords. As part of the voucher briefing process, the RBHA provides program applicants with pertinent information and informational brochures about fair housing. Fair Housing posters are visible in prominent areas at our offices. Furthermore, the RBHA consults with the Housing Rights Center, the City Attorney's office, and the HUD field office to seek guidance and/or clarity on difficult issues. At least once a year, all RBHA staff participates in Fair Housing trainings provided by the Housing Rights Center to ensure that fair housing efforts continue to be implemented. A similar workshop is then offered to all Redondo Beach residents.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR § 903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR § 903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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 Act 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.

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226
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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, including changes to these policies, and informs 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- income, very low- income, 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, 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, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.					
A.1	PHA Name: <u>The Housing Authority of the City of Redondo Beach</u> PHA Code: <u>CA103</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>648</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. The proposed PHA Plan for FY 2025-2026 is available to view at the Housing Authority's website: www.redondo.org/housing or at the Housing Authority Office located at 1922 Artesia Boulevard, Redondo Beach, CA 90277. The Notice of Public Hearing was posted on the City's website, City offices and in the Redondo Beach Easy Reader. <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				

B.	Plan Elements.				
B.1	<p>Revision of Existing PHA Plan Elements.</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> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>				
B.2	New Activities. – Not Applicable				
B.3	<p>Progress Report.</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>The City of Redondo Beach Housing Authority (RBHA) strives to provide affordable, safe and habitable housing to income eligible residents in the private market. We continue to do so by monitoring the Fair Market Rents as set forth by the Department of Housing and Urban Development (HUD). The payment standards for the HCV and the EHV program are at or above 93% of the Federal Fiscal Year (FFY) 2025 Small Area Fair Market Rents. The VASH payment standards for are set at 129% of the Federal Fiscal Year (FFY) 2025 Fair Market Rents for Los Angeles County. The RBHA strives to maintain a ‘High Performer’ Section 8 Management Assessment Program (SEMAP) status with HUD. All 50058s and required inspections are submitted timely, MTCS errors are immediately corrected, and EIV reports are monitored regularly. The RBHA’s final SEMAP score for the fiscal year ended 6/30/2024 was 96%.</p> <p>The RBHA is dedicated to the professional development of staff. The RBHA is preparing all staff with the training necessary for the implementation of HOTMA and NSPIRE effective 7/01/2025. All staff participated in <i>Fair Housing training, NSPIRE for HCV training and HOTMA HCV Specialist training</i>. Additionally, all staff participated in the following live webinars, <i>Working with Difficult People, How to Deal with Hoarding Residents, Unauthorized Pets, Tenant Drugs and Noise Complaints and One Dog, Two Dogs, Three Dogs, Peacock? Assistive Animals and You!</i></p> <p>Last year the RBHA was able to batch 200 families from the waiting list and will continue to select from the current waiting list as many applicants as our funding permits. Our waiting list is down to less than 1,000 applicants. Later this year, the Housing Authority may open the waiting list.</p> <p>In July of 2024, the Redondo Beach Housing Authority was able to implement a Project-Based Voucher program. The RBHA allocated 20 project-based vouchers to a Homekey site known as the Moonstone. Preference for participation in the PBV program is being given to the homeless families of Redondo Beach currently residing in the City’s transitional pellet shelter.</p> <p>The Redondo Beach Housing Authority was able to add 12 new participating owners to the Section 8 program and is diligently working towards maintaining positive relationships with our current owners. We continue to partner with the Housing Rights Center (HRC) to promote fair housing and equal opportunity to all members of the community.</p> <p>RBHA staff works closely with owners and tenants to help deescalate and resolve conflict. The Housing Authority has solicited the services of Choice Mediation for situations of high tension amongst program participants and/or landlords.</p>				
B.4	Capital Improvements. – Not Applicable				
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>				
C.	Other Document and/or Certification Requirements.				

C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input 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>
C.2	<p>Certification by State or Local Officials.</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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</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>
C.4	<p>Challenged Elements. 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 N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

<p>Fair Housing Goal:</p>
<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>One of the main focuses of the RBHA is to assist families secure housing without regard to their race, color, religion, gender, sexual orientation, national origin or familial status. We do so through Fair Housing education and advocacy. The RBHA works closely with the Housing Rights Center (HRC) to ensure proper Fair Housing information distribution to program applicants, participants and landlords. As part of the voucher briefing process, the RBHA provides program applicants with pertinent information and informational brochures about fair housing. Fair Housing posters are visible in prominent areas at our offices. Furthermore, the RBHA consults with the Housing Rights Center, the City Attorney's office, and the HUD field office for guidance and/or clarity on difficult issues. At least once a year, all RBHA staff participates in Fair Housing trainings provided by the Housing Rights Center to ensure that fair housing efforts continue to be implemented. A similar workshop is then offered to all Redondo Beach residents.</p>

<p>Fair Housing Goal:</p>

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e))

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with

any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...". Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 6.02 hour 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. 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 Act 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

**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 3/31/2024

**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 ___ 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 _____, 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 certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which 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 RAB (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 manner in which 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.
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.
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.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
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 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 on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD’s Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 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.
 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 acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing 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 200.333 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 be available at all times and 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.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

PHA Number/HA Code

_____ Annual PHA Plan for Fiscal Year 20_____

_____ 5-Year PHA Plan for Fiscal Years 20_____ - 20_____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director

Name Board Chairman

Signature

Date

Signature

Date

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. 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**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 2/29/2016

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

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Signature	Date

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

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 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 fiscal year beginning _____ in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

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.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:

Name of Board Chairperson:

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

RESOLUTION NO. HA-2025-87

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE AGENCY FIVE YEAR PLAN FOR FISCAL YEARS 2026-2030 AND THE ANNUAL PLAN FOR FISCAL YEAR 2025-2026 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 Five-Year and Annual Public Housing Agency ("PHA") Plans 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 Five Year Plan for Fiscal Years 2026-2030, prepare the Annual Plan for the Fiscal Year beginning July 1, 2025 (collectively "Agency Plans"), and submit the necessary certifications to HUD; and

WHEREAS, the Housing Authority must submit the Agency Plans by April 17, 2025 to HUD; and

WHEREAS, on February 3, 2025 the Housing Authority met with the Resident Advisory Board ("Board") and consulted the Board in developing the Agency Plans; and

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

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

WHEREAS, on March 11, 2025, the Housing Authority conducted a public hearing to discuss the Agency Plans and invited review and comments; and

WHEREAS, the Housing Authority shall carry out the Agency Plans 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 Agency Annual Plan for the fiscal year beginning July 1, 2025 and the Agency Five Year Plan for Fiscal Years 2026-2030 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 to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 11th day of March, 2025.

James A Light, Chairman

APPROVED AS TO FORM:

ATTEST:

Michael W. Webb, Legal Counsel of the
Housing Authority

Eleanor Manzano, Clerk-Controller
of the Housing Authority

STATE OF CALIFORNIA)

RESOLUTION NO. HA2025-87

APPROVAL OF AGENCY PLAN FOR SUBMISSION TO HUD
PAGE 2

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. HA2025-87 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 11th day of March, 2025, and there after signed and approved by the Chairman and attested by the Clerk-Controller of the Housing Authority, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
Clerk-Controller



City of Redondo Beach

NOTICE OF PUBLIC HEARING REGARDING THE HOUSING AUTHORITY'S ANNUAL AND 5-YEAR AGENCY PLANS

NOTICE IS HEREBY GIVEN that the Redondo Beach Housing Authority will hold a Public Hearing on **Tuesday, March 11, 2025 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 City Council to review and discuss the Housing Authority's Annual and 5-Year Agency Plans.

These plans are required by the Department of Housing and Urban Development as a condition of continued funding for the Section 8 Program. The Plans set 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. Written comments will be accepted up to 3:00 p.m. the day of the public hearing, March 11, 2025 to allow time for distribution to the Commission as a Blue Folder item.

ADDITIONAL INFORMATION: The draft Housing Authority Annual Plan for FY 2025-2026 and the draft Housing Authority 5-Year Plan for FY 2026-2030 is available to view at the Housing Authority's website: 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 and Wednesdays from 9:00 a.m. to 2:00 p.m. If you have any questions, please call Angelica Zavala, 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 11, 2025 City Council meeting.

CITY OF REDONDO BEACH, CALIFORNIA

Eleanor Manzano

City Clerk of the City of Redondo Beach

Easy Reader Inc/Redondo Beach News/January 9, 16, 23, 30, February 6, 13, 20, 27, 2025/RD25-002