

**AGENDA
REGULAR MEETING
REDONDO BEACH HOUSING AUTHORITY
TUESDAY, JUNE 2, 2026 - 6:00 P.M.
REDONDO BEACH COUNCIL CHAMBERS
415 DIAMOND STREET**

CALL MEETING TO ORDER

ROLL CALL

A. APPROVAL OF ORDER OF AGENDA

B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION

B1. BLUE FOLDER ITEMS

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

C. CONSENT CALENDAR #C1 through #C4

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 June 2, 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. March 3, 2026

D. EXCLUDED CONSENT CALENDAR ITEMS

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

F. EX PARTE COMMUNICATIONS

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

G. PUBLIC HEARINGS

H. OLD BUSINESS

I. NEW BUSINESS

11. RECEIVE AND FILE QUARTERLY STATUS REPORT ON SECTION 8 PROGRAM

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, September 1, 2026 at 6:00 p.m. in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

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

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

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



Community Services Department	1922 Artesia Boulevard Redondo Beach, California 90278 www.redondo.org	tel: 310 318-0610 fax: 310 798-8273
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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 – June 2, 2026 Regular Meeting Posting

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

Meeting Date & Time June 2, 2026 6:00 p.m.

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

Elizabeth Hause, Housing Administrator

Date: May 28, 2026



Minutes
Redondo Beach Housing Authority
Tuesday, March 3, 2026
Special Meeting 6:00 p.m.

REGULAR MEETING OF THE REDONDO BEACH HOUSING AUTHORITY

CALL MEETING TO ORDER

Chair Light called a Regular Meeting of the Redondo Beach Housing Authority (RBHA) to order at 6:32 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

ROLL CALL

RBHA Members Present: Waller, Castle, Kaluderovic, Behrendt, Price, Chair Light, Obagi (arrived at 6:33 p.m.)

RBHA Members Absent: Newton

Officials Present: Eleanor Manzano, City Clerk
Joy Ford, City Attorney
Kelly Orta, Deputy Community Services Director
Imelda Delgado, Housing Manager
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

City Clerk Manzano reported one Blue Folder item for approval of the minutes for the January 13, 2026 meeting.

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

Motion carried 5-0-2 by voice vote. Commissioner Newton and Member Obagi were absent.

C. CONSENT CALENDAR

- C1. APPROVAL OF AFFIDAVIT OF POSTING for the Regular Housing Authority meeting of March 3, 2026.**
- C2. APPROVAL OF MOTION TO READ BY TITLE ONLY and waive further reading of all Ordinances and Resolutions listed on the agenda.**
- C3. APPROVAL OF MINUTES OF THE FOLLOWING MEETING:
A. January 13, 2026**

Motion by Member Obagi, seconded by Member Waller, to approve items C1 through C3.

Chair Light invited public comments.

City Clerk Manzano reported no one online and one neutral eComment.

Motion carried 6-0-1 by voice vote. Commissioner Newton was absent.

D. EXCLUDED CONSENT CALENDAR ITEMS - None

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Erica Foster asked for clarification on the emergency housing voucher extension.

City Clerk Manzano stated that will be for the public hearing for item G.1.

F. EX PARTE COMMUNICATIONS

Member Kaluderovic reported speaking to staff.

G. PUBLIC HEARINGS

- G1. PUBLIC HEARING TO CONSIDER APPROVAL OF THE REDONDO BEACH HOUSING AUTHORITY FY2026-2027 ANNUAL AGENCY PLAN ADOPT BY TITLE ONLY RESOLUTION NO. HA-2026-03, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE AGENCY FY2026 2027 ANNUAL PLAN**

RECOMMENDATION: THAT THE CHAIRMAN AND AUTHORITY BOARD MEMBERS:

- A. OPEN THE PUBLIC HEARING; TAKE PUBLIC TESTIMONY; AND**
- B. CLOSE THE PUBLIC HEARING; AND**
- C. ADOPT RESOLUTION NO. HA-2026-03 BY TITLE ONLY;**
- D. AUTHORIZE THE CHAIRMAN TO EXECUTE THE REQUIRED**

CERTIFICATION FORMS FOR SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

Motion by Member Waller, seconded by Member Castle, to open the public hearing.

Motion carried 6-0-1 by voice vote. Commissioner Newton was absent.

Deputy Community Services Director Orta introduced the item; stated it is an annual process for the City to approve its upcoming Annual Action Plan which outlines how the City's HA will be spending its anticipated funds throughout FY 2026-2027; turned the floor over to Housing Manager Imelda Delgado.

Mayor Light asked if they could attempt to answer the question asked by Erica Foster earlier.

Deputy Community Services Director Orta stated the question was geared towards item I.1.

Housing Manager Delgado presented information regarding the annual agency plan; reported that RBHA receives funding from the US Department of Housing and Urban Development (HUD) to administer the Section 8 program which requires an annual plan outlining goals, strategies, and compliance efforts for the upcoming year; said the proposed plan is consistent with the changes approved by the Board in January and would carry over into the new FY; stated the goals set in the five-year plan run through FY 2030 and provided a progress report of the RBHA; reported that they implemented Small Area Fair Market Rents (SAFMRs) as required by HUD and contract with affordablehousing.com to obtain rent reasonable determinations; spoke about their recent audit findings for FY that ended on June 30, 2024 and the corrective actions that RBHA have implemented in response; noted that ongoing monitoring has been established to ensure continued compliance; reported that the Resident Advisory Board was invited to review, discuss, and comment on the proposed plan during their meeting on February 4, 2026 but no comments were received; provided staff's recommendations which were:

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

Planning Manager Delgado concluded her presentation.

Chair Light invited public comments.

Erica Foster (via Zoom) reported that the draft Agency Plan was no longer available online and was just blank; asked what the goals of the plan were.

Housing Manager Delgado stated she would email her a copy of the draft.

City Clerk Manzano reported no one online and no eComments.

Motion by Member Kaluderovic, seconded by Member Castle, to close the public hearing.

Motion carried 6-0-1 by voice vote. Commissioner Newton was absent.

Motion by Member Waller, seconded by Member Obagi, to adopt Resolution HA-2026-03 by title only and authorize the Chairman to execute the certification forms for submission.

Motion carried 6-0-1 by voice vote. Commissioner Newton was absent.

City Clerk Manzano read adopt by title only Resolution No. HA-2026-03.

H. OLD BUSINESS - None

I. NEW BUSINESS

11. DISCUSSION REGARDING THE STATUS REPORT ON SECTION 8 PROGRAM

CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

Housing Manager Delgado provided a status update and overview of the City's Section 8 Program; reported that RBHA continues to support its voucher programs and was approved for set aside funding from HUD for calendar year 2025 in the amount of \$165,617 but still remains in shortfall status; stated that HUD is in the process of reconciling all public housing authorities' reported Leasing and Cost data from calendar year 2025 which is used to provide renewal funding for calendar year 2026; noted that HUD's Shortfall Prevention Team was not able to provide a date of completion for the reconciliation process; reported they currently have 22 Emergency Housing Voucher participants, of those 7 are living outside of Redondo Beach; stated on February 6, 2026, HUD issued a "Get Ready" Notice regarding calendar year 2026 Emergency Housing Voucher funding adjustments where HUD plans to recapture unused service fees from PHA's and reallocate funds to agencies with funding shortfalls; stated, on February 23, 2026, RBHA received notification from HUD that additional funds were committed to Redondo Beach which will support Emergency Housing Voucher participants through May 31, 2026 pending the reconciliation; reported that HUD approved regulatory waivers that will allow the RBHA add all current Emergency Housing Voucher participants to the Housing Choice Voucher Section 8 Program waiting list without the standard application requirements; stated the newly adopted local preferences for Emergency Housing Vouchers also prioritizes Emergency Housing Voucher families so they are at the top of the waiting list and receive a Section 8 voucher once funding becomes available; concluded her presentation.

Member Kaluderovic thanked Housing Manager Delgado for staying on top of the issue and dealing with HUD and stated she understood how frustrating the process is and really appreciated all her work.

Member Waller asked if the reallocated funds that have gone towards the shortfall help

answer Erica Foster's question about funding.

Housing Manager Delgado responded that the excess funds are being reallocated to help those in shortfall and RBHA hopes they receive the money to help with the shortfall.

Member Kaluderovic clarified that the reconciliation has to happen, and HUD does not know when that will take place.

Discussion took place regarding the shortfall and what is expected to occur when they receive the funding.

Mayor Light invited public comments.

Erica Foster (via Zoom) thanked everyone for the work they are doing; asked if HUD has given RBHA any information regarding the transitional housing vouchers that were originally planned in HUD's Appropriations Bill.

Housing Manager Delgado stated she doesn't have a quick answer for that and that they are waiting for direction; noted that they do have approval to transfer those EHV's to their regular Section 8 waiting lists and will call on those as soon as they get funding; reported that they do not have any Tenant Protection Vouchers but hoped HUD would allocate some of those in the future.

Chair Light reminded everyone that public input is not supposed to be a question-and-answer session and allowed it this time; asked that the public email staff with specific questions.

City Clerk Manzano reported no more online and no eComments.

Member Waller mentioned from his COG meeting that people could go to sbrenterprotection.com which is a resource to help people stay housed.

Motion by Member Waller, seconded by Member Castle, to receive and file the report.

Motion carried 6-0-1 by voice vote. Commissioner Newton was absent.

J. MEMBERS ITEMS AND REFERRALS TO STAFF - None

K. ADJOURNMENT – 6:53 P.M.

Motion by Member Obagi, seconded by Member Waller, to adjourn to the Community Financing Authority at 6:53 p.m.

Motion carried 6-0-1 by voice vote. Commissioner Newton was absent.

The next scheduled meeting of the Redondo Beach Housing Authority is a Regular meeting on Tuesday, June 2, 2026, at 6:00 p.m. in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

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

Respectfully submitted,

Eleanor Manzano
Clerk-Controller



Administrative Report

Authority Action Date: June 2, 2026

To: CHAIRMAN AND MEMBERS OF THE HOUSING AUTHORITY

From: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

Subject: DISCUSSION REGARDING STATUS REPORT ON THE SECTION 8 PROGRAM

RECOMMENDATION

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

EXECUTIVE SUMMARY

The City of Redondo Beach Housing Authority (RBHA) receives federal funding from the U.S. Department of Housing and Urban Development (HUD) to administer the Housing Choice Voucher (Section 8) program. Section 8 is a rental assistance program that enables low-income families to live in decent, safe and sanitary, privately-owned housing. This report includes information regarding the RBHA's activity for the months of April, May, and June of 2026.

BACKGROUND

The RBHA is currently assisting approximately 414 households under the Section 8 program. Among those households, about 256 are led by elderly individuals, and 183 are led by individuals with disabilities. Approximately 9 Section 8 participant families transferred to other jurisdictions under portability and are being administered by the receiving Public Housing Agency (PHA). As part of the Section 8 program, there are 20 Project-Based Vouchers (PBV) at The Moonstone apartment complex.

Quarterly Spending

The Housing Authority received approximately \$2,447,355 in Housing Assistance Payment (HAP) for the months of April, May, and June. This report was prepared in advance; therefore, the monthly expenditures are estimates and are subject to change. Section 8 expenditures for this quarter are as follows:

April	\$710,785
May	\$697,643
June	\$719,583

Total Estimated Expenditures: \$2,128,011

Special Purpose Voucher Programs

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

- The Veterans Affairs Supportive Housing (VASH) are specifically for Veterans experiencing homelessness. The RBHA currently has 28 VASH participant families out of an allocation of 50. Approximately 1 VASH participant family transferred to another jurisdiction under portability and is being administered by the receiving Housing Agency.
- The Emergency Housing Voucher (EHV) program was funded by the American Rescue Plan Act of 2021 to assist homeless families, at risk of homelessness, or fleeing from domestic violence. The RBHA continues to administer 22 allocated EHV participant families. Of these, 6 households have exercised portability and are now being administered by the receiving Public Housing Agency (PHA) in other jurisdictions, and 2 ported into our jurisdiction which the RBHA administers.

The EHV program is still scheduled to sunset due to the lack of HUD funding by the end of this calendar year. The RBHA fully expended its EHV budget authority but received additional EHV funding awarded by HUD through the reallocation of unused service fees recaptured from other Housing Authorities. The additional EHV funding awarded is projected to support RBHA EHV participant families through July 2026.

HUD granted the RBHA regulatory waivers under 24 CFR 982.204 to allow the EHV participants to be placed on the Housing Choice Voucher (Section 8) waiting list without requiring submission of a separate application, and under CFR 982.206 to allow the addition of EHV participants the waiting list without public notice of the opening or closing the waiting list.

The RBHA has added all current EHV participants to the Section 8 waiting list. With the newly adopted preferences for EHV applicants they are at the top of the waiting list for the next available vouchers. The RBHA will transition them to the Section 8 program as funding permits.

- Foster Youth to Independence Initiative (FYI) vouchers provide housing assistance to young adults (18 to 24 years old) that have been in foster care. The administrative plan that includes the new policies for the FYI program was recently approved by this Board on January 13, 2026. Staff inadvertently omitted the FYI grant funding from the Mid-Year Budget Review but will include it in the FY 2026-2027 budget to start housing foster youth in the upcoming fiscal year.

Waiting List

The RBHA waiting list established in 2015 continues to be closed to new applicants. There are approximately 745 applicants. Staff is mailing out interest letters to applicants on the current waiting list. Those applicants that do not respond are withdrawn from the waiting list. The RBHA will pull applicants from the waiting list once funding as funding availability and needs.

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

Families with Children	352
Elderly Families	223
Families with Disabilities	339
Extremely Low Income	524
Very Low Income	168
Over Income Limit	46
Live or Work in Redondo Beach	16
Honorably Discharged Veterans	0
No Eligible Preferences	28

Funding Shortfall Updates

HUD continues to monitor the RBHA’s financial and leasing data, including HAP expenditures, leasing levels, reserves, and projected funding utilization. Cost-saving measures implemented over the past several months, together with natural attrition, have contributed to declining HAP expenditures. On May 26, 2026, the RBHA received notification from HUD that based on preliminary projections for 2026, the RBHA is not currently projected as at risk of shortfall. The RBHA is no longer required to adhere to the cost saving measures developed with the Shortfall Prevention Team.

Although the RBHA is no longer required to adhere to the cost savings measures, it is critically important to avoid increasing program costs. Therefore, the RBHA will continue administering expenditure controls and closely monitoring program utilization to support long-term program stability and compliance with HUD funding requirements.

Previous Information Requested

The RBHA policies and procedures for accepting Section 8 rental assistance applications have been revised as directed by the Board on December 2, 2025. The proposed updates will outline that a new waiting list is to be established and purged every year.

This revision of the RBHA Administrative Plan results in a significant amendment of the 5-Year PHA Plan which requires a 45-day public notice and comment period, the Resident Advisory Board review, and a public hearing. With a slight delay from the date originally promised, staff will be presenting the final revision to Board during a Special Housing Authority Meeting on June 16, 2026.

COORDINATION

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

FISCAL IMPACT

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

Submitted by:
Elizabeth Hause, Housing Administrator

Approved for forwarding by:
Mike Witzansky, City Manager

Attachments: None.