

**AGENDA
REGULAR MEETING
REDONDO BEACH HOUSING AUTHORITY
TUESDAY, MARCH 05, 2024 - 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 5, 2024.

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

C3. APPROVAL OF MINUTES OF THE FOLLOWING MEETING:
A. December 5, 2023

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

RESOLUTION NO. HA-2024-86 A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE STREAMLINED ANNUAL AGENCY PLAN FOR FISCAL YEAR 2024-2025 FOR SUBMISSION TO THE 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-2024-86 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: CAMERON HARDING, HOUSING ADMINISTRATOR

H. OLD BUSINESS

I. NEW BUSINESS

11. STATUS REPORT ON THE SECTION 8 AND FAIR HOUSING PROGRAMS

Recommendation: That the Chairman and Authority members receive and file the status report on the Section 8 and Fair Housing Programs.

CONTACT: CAMERON HARDING, HOUSING ADMINISTRATOR

J. MEMBERS ITEMS AND REFERRALS TO STAFF

K. ADJOURNMENT

The next scheduled meeting of the Redondo Beach Housing Authority is a Regular meeting on Tuesday, June 4, 2024 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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Redondo Beach, California 90278
www.redondo.org

tel: 310 318-0610
fax: 310 798-8273

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 5, 2024 Regular Meeting

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

Meeting Date & Time March 5, 2024 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.

Cameron Harding, Housing Administrator

Date: March 1, 2024

MOTION TO READ BY TITLE ONLY

And waive further reading of all
Ordinances and Resolutions listed on the Agenda.

Recommendation - Approve



REGULAR MEETING OF THE REDONDO BEACH HOUSING AUTHORITY

CALL MEETING TO ORDER

Chair Brand called the Regular Meeting of the Redondo Beach Housing Authority (RBHA) to order at 6:26 p.m.

ROLL CALL

RHA Members Present: Behrendt, Jimenez, Kaluderovic, Loewenstein, Nehrenheim, Obagi, Chair Brand

RHA Members Absent: Lainez

Officials Present: Mike Webb, City Attorney
Mike Witzansky, City Manager
Eleanor Manzano, City Clerk

A. APPROVAL OF AGENDA

The Authority concurred to approve the order of the agenda, as presented.

B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION - None

B.1. BLUE FOLDER ITEMS - None

C. CONSENT CALENDAR #C.1. through #C.3.

C.1. APPROVAL OF AFFIDAVIT OF POSTING for the Regular Housing Authority meeting of December 5, 2023.

C.2. APPROVAL OF MOTION TO READ BY TITLE ONLY and waive further reading of all Ordinances and Resolutions listed on the agenda.

**C.3. APPROVAL OF MINUTES OF THE FOLLOWING MEETING:
A. September 5, 2023**

There were no public comments on the Consent Calendar.

Motion by Member Obagi, seconded by Member Kaluderovic, to approve the Consent Calendar, as presented. There being no objections, Chair Brand so ordered.

D. EXCLUDED CONSENT CALENDAR ITEMS - None

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

F. EX PARTE COMMUNICATIONS - None

G. PUBLIC HEARINGS - None

H. OLD BUSINESS – None

I. NEW BUSINESS

I.1. STATUS REPORT ON THE SECTION 8 AND FAIR HOUSING PROGRAMS

Recommendation: That the Chairman and Authority members receive and file the status report on the Section 8 and Fair Housing Programs.

CONTACT: CAMERON HARDING, HOUSING ADMINISTRATOR

Housing Supervisor Zavala presented details of the status report on the Section 8 and Fair Housing Programs.

Discussion followed regarding the number of people in the Voucher Program, the effect of rising rents on the programs and the status of Project Moonstone.

There were no public comments on this item.

The Authority concurred to receive and file the Status Report on the Section 8 and Fair Housing Programs.

J. MEMBERS ITEMS AND REFERRALS TO STAFF

Member Kaluderovic spoke about a potential grant opportunity with Home ARP and Housing Supervisory Zavala reported that staff is aware of it and is looking into it.

K. ADJOURNMENT – 6:39 p.m.

Motion by Member Obagi, seconded by Member Loewenstein, to adjourn the regular meeting of the Redondo Beach Housing Authority at 6:39 p.m. to a regular meeting on Tuesday, March 5, 2024 at 6:00 p.m., in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California. There being no objections, Chair Brand so ordered.

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

Respectfully submitted,

Eleanor Manzano, City Clerk



Administrative Report

Authority Action Date:

March 05, 2024

To: CHAIRMAN AND MEMBERS OF THE HOUSING AUTHORITY

From: CAMERON HARDING, COMMUNITY SERVICES DIRECTOR

Subject: PUBLIC HEARING TO CONSIDER THE AGENCY FIVE YEAR PLAN FOR FISCAL YEARS 2020-2025 AND ANNUAL PLAN FOR FISCAL YEAR 2024-2025; AND RESOLUTION NO. HA-2024-86, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE ANNUAL PLAN FOR FISCAL YEAR 2024-2025; AND AUTHORIZE THE CHAIRMAN TO EXECUTE THE REQUIRED CERTIFICATION FORMS FOR SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

EXECUTIVE SUMMARY

As a condition of continued funding for the Section 8 Program, HUD requires the Housing Authority to prepare and submit 5-Year and Annual PHA (Public Housing Authority) Plans. The 5-Year Plan is intended to describe the mission of the Housing Authority, including long-range goals and objectives. The Annual Plan is intended to provide details about the Housing Authority's immediate operations, program participants and services.

It is recommended that the Housing Authority open the public hearing, take testimony, close the public hearing, consider the 2020-2025 Five Year Plan, approve the 2024-2025 Agency Plan, and authorize the Chairman to execute the appropriate documents.

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 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.

Included in the RBHA Agency Plan are the Housing Authority's goals and objectives for the 2020-2025 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 RBHA will stay focused on increasing the number of Veteran program participants in Redondo Beach by utilizing all HUD VASH Vouchers currently allocated and petitioning for additional vouchers as needed. The Housing Authority will continue to promote and expend the Homeless Incentive Program (HIP) and the Emergency Housing Voucher (EHV) Program funds to assist as many individuals or families experiencing homelessness. Furthermore, the Housing Authority is working towards inaugurating a project-based voucher program by the Spring of 2024.

In addition to submitting the Agency Plan to HUD, the Housing Authority is also required to send the following items to the local HUD office:

- HUD Form 50077-ST-HCV-HP 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 resolution approving the 2024-2025 Agency Plan
- The Resident Advisory Board's comments
- Violence Against Women Act (VAWA) statement
- Proof of Public Hearing Notice

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

The City Attorney's office approved the resolution as to form; the City Clerk's Office placed the legal notice advertising the public review period and public hearing in the newspaper. This report was prepared by the Community Services Department.

FISCAL IMPACT

The Section 8 Program receives its funding from a grant from the U.S. Department of Housing and Urban Development. The Housing Authority's projected FY 2023-24 revenues and expenditures are provided below.

<u>Revenue (HUD)</u>		<u>Expenditures</u>	
Housing Assistance Payments	\$6,926,011	Personnel	\$381,550
Administration	\$696,228	M & O	\$6,892,354
		ISF/Overhead	\$267,211
Total:	\$7,622,239	Total:	\$7,541,115

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

Submitted by:
Cameron Harding, Housing Administrator

Approved for forwarding by:
Mike Witzansky, City Manager

azavala

Attachments:

- HUD Form 50075-HP Streamlined Annual PHA Plan
- HUD Form 50077-ST-HCV-HP 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 resolution approving the 2023-2024 Agency Plan
- The Resident Advisory Board's comments
- Violence Against Women Act (VAWA) statement
- Proof of Public Hearing Notice

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				

<p>B.3</p>	<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> <ol style="list-style-type: none"> 1. Administer a safe, efficient, high performing agency through continuous improvement of our support systems and a high level of commitment to our employees’ safety and development. 2. Maximize the number of leased units within our current resources by continuing to service the Section 8 waiting list. 3. Actively recruit new landlords through outreach efforts and program education. 4. Provide decent, safe and sanitary housing for all families in our program. Housing Quality Standard inspections will continue to be performed before executing a contract and on a biennial schedule unless a special inspection is required or requested. 5. Process reasonable accommodation requests expeditiously and in accordance with the RBHA’s Administrative plan. 6. Keep payments standards based on Small Area Fair Market Rents. This will permit RBHA to better accommodate rising rents, stabilize vacancies and offer more housing choice in the Housing Choice Voucher (HCV) and the Emergency Choice Voucher (EHV) program. 7. Increase the number of Veteran program participants in Redondo Beach by utilizing all HUD-VASH Vouchers currently allocated and petitioning for additional vouchers as needed. 8. Continue to promote and expend the Homeless Incentive Program (HIP) and the Emergency Housing Voucher (EHV) Program funds to assist as many individuals or families experiencing homelessness. 9. Implement a Project-Based Voucher (PBV) program by the Spring of 2024. 10. Continue to promote Fair Housing through education and advocacy. <p>Progress:</p> <p>The City of Redondo Beach Housing Authority (RBHA) strives to provide affordable, decent, safe and sanitary housing to income eligible residents in the private market. We continue to do so by monitoring and increasing the payment standards as allowed by the Department of Housing and Urban Development (HUD). Effective February 1, 2024, the RBHA increased the payment standards of all programs. The payment standards for the HCV and the EHV program were increased to 95% of the Federal Fiscal Year (FFY) 2024 Small Area Fair Market Rents. The VASH payment standards for RBHA were increased to 135% of the Federal Fiscal Year (FFY) 2024 Fair Market Rents HUD.</p> <p>The agency 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 6/30/2023 was 100%.</p> <p>The RBHA is dedicated to the professional development of staff. All staff participated in <i>Fair Housing training, NSPIRE for HCV training</i> and have a <i>HOTMA HCV Specialist training</i> scheduled for the Summer of 2024. The RBHA is preparing all staff with the training necessary for the implementation of HOTMA and NSPIRE effective 7/01/2024.</p> <p>Last year the RBHA was able to batch 300 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 from 4,000 to less than 1,100 applicants. Later this year, the Housing Authority may open the waiting list.</p> <p>The Redondo Beach Housing Authority is working towards implementing a Project-Based Voucher program. It will allocate 20 project-based vouchers to a Homekey site by the Spring of 2024. Preference for participation will be given to the homeless families of Redondo currently residing in the City’s transitional pellet shelter.</p> <p>The Redondo Beach Housing Authority was able to add 32 new participating owners to the Section 8 program and is diligently working towards maintaining positive relationships with our current owners.</p> <p>The RBHA continues to partner with the Housing Rights Center (HRC) and refers families that feel they are victims of housing discrimination. RBHA staff has been working closely with owners and tenants to help deescalate and resolve ongoing conflict. The Housing Authority has solicited the services of Choice Mediation for situations of high tension amongst program participants and/or landlords.</p>
<p>B.4</p>	<p>Capital Improvements. – Not Applicable</p>
<p>B.5</p>	<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 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<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 checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

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 style="padding-left: 40px;">Y N</p> <p style="padding-left: 40px;"><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>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> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Fair Housing Goal:</td> </tr> <tr> <td style="padding: 5px;"><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> <tr> <td style="padding: 5px;"> <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 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.</p> </td> </tr> <tr> <td style="padding: 5px;">Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	<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 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.</p>	Fair Housing Goal:
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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 X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 7/2024, 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 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 3/31/2024

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

I, Jim Light, the Chairman
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2020-2025 and/or Annual PHA Plan for fiscal year 2024-2025 of the Housing Authority of the City of Redondo Beach is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

The City of Redondo Beach

Local Jurisdiction Name

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

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

The City of Redondo Beach requests input from the Redondo Beach Housing Authority (HA) each time the Consolidated Plan (CP) is revised or updated. The goals outlined in the Consolidated Plan are in line with the goals of the Housing Authority. Specifically, page 87 of the CP, Strategic Plan (SP)-45 summary -91.215(a)(4) highlights the HA's goal to increase leasing and to take proactive steps to affirmatively further fair housing.

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: Jim Light	Title: Chairman
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 consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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 07/2024 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.

The Housing Authority of the City of Redondo Beach

CA103

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: Cameron Harding

Name of Board Chairperson: Jim Light

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-2024-86

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE ANNUAL PLAN FOR FISCAL YEAR 2024-2025 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

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

WHEREAS, the Housing Authority shall submit the PHA Annual Plan for the Fiscal Year beginning July 1, 2024 and submit the necessary certifications to HUD; and

WHEREAS, the Housing Authority must submit the Agency Plans by April 17, 2024 to HUD; and

WHEREAS, on December 5, 2023, the Housing Authority met with the Resident Advisory Board (“Board”) and consulted the Board in developing the Agency Plans; and

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

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

WHEREAS, on March 5, 2024, the Housing Authority conducted a public hearing to discuss the Agency Plans, and invited review and took comments; and

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

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

SECTION 1. That the Housing Authority hereby approves the Agency Annual Plan for the fiscal year beginning July 1, 2024 and authorizes the Chairman of the Housing Authority to execute all necessary certification forms for submission of the Agency Plans to HUD.

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

PASSED, APPROVED AND ADOPTED this 5th day of March, 2024.

Jim 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)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

I, Eleanor Manzano, Clerk-Controller of the Housing Authority of the City of Redondo Beach, California, do hereby certify that Resolution No. HA-2024-86 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 5th day of March, 2024, 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

Agency Plan 2024-2025

Resident Advisory Board Review and Comments:

The Resident Advisory Board reviewed the plan prior to submission to the Housing Authority Board. The Resident Advisory Board indicated they agreed with the Agency Plans as written and had no requested changes.

Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA) –
Supplement to the Agency Plan

The Housing Authority works with and refers victims of domestic violence to two agencies, both long-time partners with our agency and the City of Redondo Beach. Those two agencies are the 1736 Family Crisis Center and the South Bay Youth Project. (The South Bay Youth Project is now a part of the South Bay Children’s Health Center.) It is the Housing Authority’s objective and policy to serve the needs of our program participants who are child and adult victims of domestic violence (including domestic violence, dating violence, sexual assault and stalking victims).

The 1736 Family Crisis Center offers a full range of counseling, case management, emergency shelter, relocation, and job development services for victims of domestic violence. They assist children, teens, and adults.

The South Bay Youth Project also provides counseling, case management, and support services to adults and youth who are victims of domestic violence.

In addition, it is the Housing Authority’s policy to refer program participants who are domestic violence victims to the Redondo Beach Police Department (RBPD). The RBPD may initiate an investigation, file restraining orders and/or file criminal charges against the perpetrator/s of domestic violence. The RBPD and the Housing Authority have a good working relationship, and assist each other in cases involving Section 8 participants where criminal activity is involved.

In situations where authorized Section 8 household members are found to have committed domestic violence crimes in assisted units, the perpetrators would face termination from the Section 8 program. Remaining household members would be eligible to stay on the program, provided they do not permit the perpetrators to return to the assisted households.



City of Redondo Beach

CITY OF REDONDO BEACH HOUSING AUTHORITY (RBHA) NOTICE OF PROJECT BASED VOUCHER WAITING LIST OPENING

NOTICE IS HEREBY GIVEN that the Redondo Beach Housing Authority is establishing a new waiting list for Project Based Vouchers at Moonstone located at 716 S. Pacific Coast Highway, Redondo Beach, CA 90277. The waiting list will be opened for applicants in the following preference categories only:

1. Homeless Redondo Beach residents who reside in the Redondo Beach Pallet Shelter.
2. Homeless Redondo Beach residents, who are considered chronically homeless.
3. Elderly (age 62 and older) who are homeless or at risk of homelessness.
4. Veterans

Preferences will be verified at the time of application:

1. Redondo Beach Pallet residents will be referred by the Redondo Beach Homeless Housing Navigator.
2. Families that qualify for the homeless or at risk of homelessness preference must meet HUD's definition of "chronically homeless" and referred by an approved Coordinated Entry System (CES) agency, i.e., People Assisting the Homeless (PATH), Harbor Interfaith, Los Angeles nHomeless Services Authority (LAHSA) or similar agencies qualified to determine homelessness.
3. Veterans that are Redondo Beach residents: The Head of Household must have served in the U.S. Active Military and was discharged other than dishonorably.

The waiting list for MOONSTONE will open from DECEMBER 8, 2023 at 8AM through DECEMBER 14, 2023 at 5PM. If you wish to apply please visit <https://waitlistcheck.com/CA1028-4252>. Applications will ONLY be accepted ONLINE. Please apply only once.

Status information regarding placement on the list will be available online shortly after the online launch date. Instructions regarding obtaining status information are provided during the online application process. No paper applications will be provided at the Housing Authority. To find out the status of your application please go to <http://www.waitlistcheck.com> on or after December 15, 2023.

For more information, you may call the Housing Authority at 310 318-0635. If you have a disability and need a reasonable accommodation to access our services, please let us know.

City of Redondo Beach, California
Eleanor Manzano

City Clerk of the City of Redondo Beach
Easy Reader Inc/Redondo Beach News/November 23, 2023/RD23-078



Administrative Report

Authority Action Date: March 5, 2024

To: CHAIRMAN AND MEMBERS OF THE HOUSING AUTHORITY

From: CAMERON HARDING, 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 December 2023 and January and February 2024.

The Redondo Beach Housing Authority continues to operate the Section 8 Program within its available resources. On March 30, 2023, the RBHA received its Calendar Year (CY) 2023 Renewal Funding Allocation notice from HUD. The CY 2023 allocation fully funded the Redondo Beach housing assistance contracts for CY 2023. On August 1, 2023, RBHA received notification from the Los Angeles Community Development Authority (LACDA) of continued funding of the Homeless Incentive Program for Fiscal Year 2023-2024. The amount of funding under this agreement is not to exceed \$33,666. As of the date of this report, the CY 2024 allocation has not been received.

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 1,059 families currently on the Housing Choice Voucher (HCV) program waiting list.

The Redondo Beach Housing Authority is working towards implementing a Project-Based Voucher program. It will allocate 20 project-based vouchers to a Homekey site by the Summer of 2024. Preference for participation will be given to the homeless families of Redondo currently residing in the City's transitional pellet shelter.

BACKGROUND

Section 8 Program Activity

The Housing Authority is currently assisting 444 households under the Section 8 HCV Program. Of those households, approximately 337 are headed by elderly and/or disabled persons; the remaining 107 are families headed by non-elderly, non-disabled persons.

During the months of December 2023 and January and February of 2024, the Housing Authority executed 17 new contracts. The Housing Authority also renewed 88 leases. Eight (8) tenants moved out of their subsidized units and are permanently off the program. During this reporting quarter, the Housing Authority spent \$2,023,081 on housing assistance payments. The average per-unit client rent subsidy for this period was \$1,542/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. Attainment of this goal is affected by available units, market pricing and participating landlords.

The Housing Authority's attrition rate is approximately two to three vouchers per month. The Housing Authority has resumed conducting in-person eligibility interviews for families who are on the Section 8 waiting list. There are approximately 1,059 families on the HCV waiting list.

HUD-VASH Vouchers

Veterans experiencing homelessness are referred to the Housing Authority by the Veteran's Affairs office. RBHA has a total of 34 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 2023.

Section 8 Funding

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

In March of 2023, HUD notified the Housing Authority that it would receive \$7,006,213 in HAP funding for CY 2023 (this is the total funding for the HCV and VASH Program). On For comparison purposes, the Housing Authority received \$6,650,684 for CY 2022. In March of 2023, HUD also provided its determination of the RBHA administrative fee. For FY 23-24, the administrative fee, subject to proration, was set at \$138.05 per unit leased. In comparison, the Housing Authority received approximately \$120.59 per unit leased in CY 2022.

On September 27, 2023, the Housing Authority received notification of additional funding for the HUD-VASH program. The RBHA is eligible to receive an additional \$186,386 per year to house homeless Veterans.

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 interagency 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 interagency 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 received a total of 41 referrals from LAHSA and has leased 16 EHV families in Redondo Beach.

Payment Standards

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

Housing Authority Staff

The Housing Authority staff consists of 4 full-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 Redondo Beach Housing Authority (RBHA). 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 1,059 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.

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 2023-24 revenues and expenditures are detailed below.

<u>Revenue (HUD)</u>		<u>Expenditures</u>	
Housing Assistance Payments	\$6,926,011	Personnel	\$381,550
Administration	\$696,228	M & O	\$6,892,354
		ISF/Overhead	\$267,211
Total:	\$7,622,239	Total:	\$7,541,115

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

Submitted by:
Cameron Harding, Housing Administrator

Approved for forwarding by:
Mike Witzansky, City Manager

azavala

Attachments:

- PowerPoint presentation



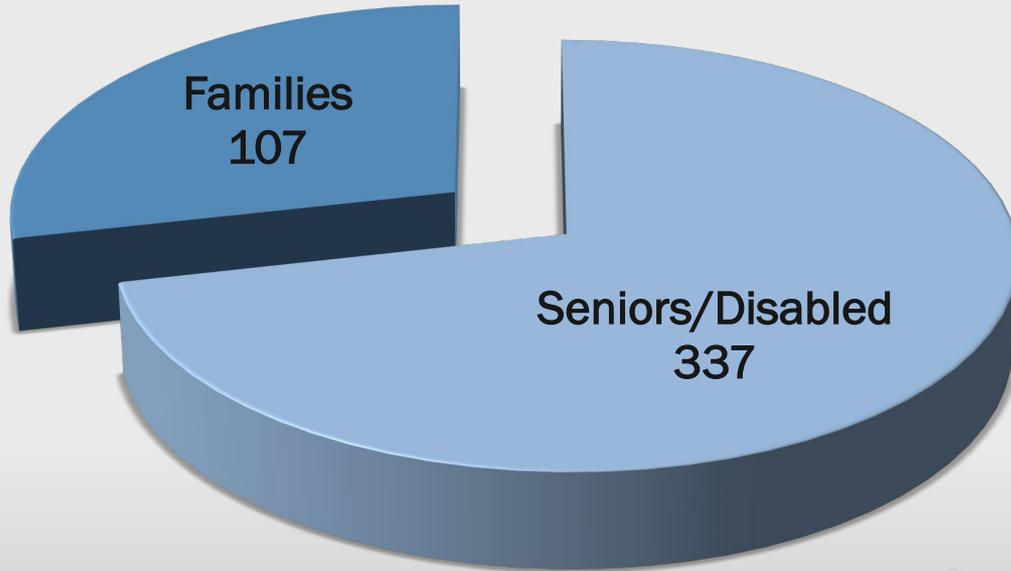
Quarterly Status Report

City of Redondo Beach Section 8 and
Fair Housing Programs

March 5, 2024

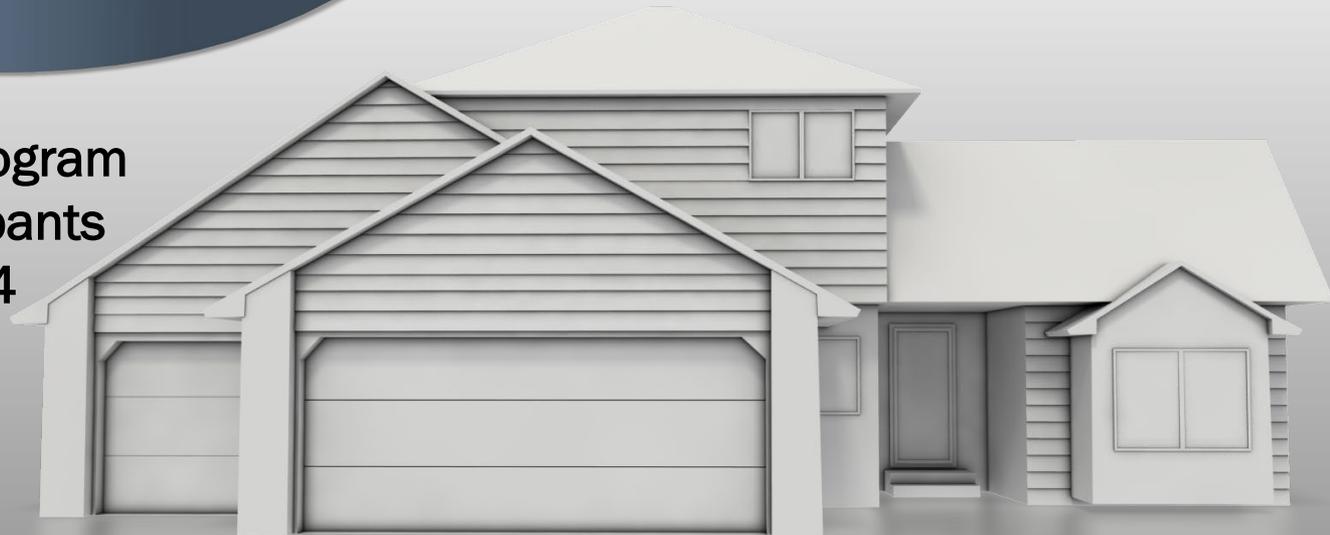


Current Section 8 Families by Household Type



**Total Program
Participants
444**

- Current goal as outlined in the 5 year and 1 year agency plans is 648
- Challenge to reach goal includes rising rents, low vacancy, negative stereotypes about the program and landlord participation



Section 8 Activity for Last Three Months

New Contracts	17
Renewed Leases	88
Moved/Permanently off	8
Average Monthly Housing Payment	\$1,542
Total Housing Payments	\$2,023,081



Section 8 Funding News

**CY 2023 Funding
Award Letter**

**Received in March
of 2023**

CY 2023

**HCV and VASH
Program are Fully
Funded**

**HAP for 2023 allocation:
\$7,006,216**
(CY 2022 was \$6,650,684)

**Administrative Fee
for 2023:**

**\$138.05 per unit
leased**
(FY 2022 was \$120.59)

**Emergency
Housing Voucher
Program (EHV)**

- 29 Vouchers Allocated
- 16 Families Housed
- EHV Fully Funded,
\$353,004

Veterans Affairs Supportive Housing (VASH)

HUD-VASH

RBHA



- Permanent Housing for Homeless Veterans
- RBHA has a total of 34 veterans housed in Redondo Beach under the HUD-VASH program. The goal of RBHA is to utilize all 40 VASH vouchers allocated to the city
- With authorization from HUD DC, RBHA increased the VASH payment standard to 135% of the FY 2024 FMR
- An increase in payment standards will enable our Veterans to competitively search and secure housing

Section 8 Waiting List

- Purpose; Maintain an active pool of qualified applicants for the Section 8 program and comply with HUD's rules and regulations.
- The Housing Choice Voucher program Section waiting list contains approximately 1,059 families and was last opened in September 2015.
- Applicants who want to check their status on the waiting list should call **(855) 361-9512** or visit **www.waitlistcheck.com**.



Fair Housing Program Activity



Housing Rights Center
1.800.477.5977

Discrimination
Investigations

Mediation

Counseling

Outreach and
Education

info@housingrightscenter.org
www.housingrightscenter.org/help

RECOMMENDATION

Receive and file a status report on the Redondo Beach Section 8 and Fair Housing Programs.

