
Public Hearing
2025-2026 Annual Agency Plan
2026-2030 Five Year Agency Plan

PROCEDURE

PUBLIC HEARING TO CONSIDER APPROVAL OF THE REDONDO BEACH HOUSING AUTHORITY 2025-2026 ANNUAL AGENCY PLAN AND THE 2026-2030 FIVE YEAR AGENCY PLAN

PROCEDURES:

- 1. Open the public hearing, take testimony and deliberate;**
- 2. Close the public hearing;**
- 3. Adopt the following resolution; and**
- 4. Authorize the Board Chairperson to execute all required documents for submission to HUD**

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

PLANS FOR APPROVAL

2026-2030 Five Year Agency Plan

Outlines the Housing Authority's mission, long-term goals, and objectives for the next five years. It sets the strategic direction for the agency's programs, policies, and services.

2025-2026 Annual Agency Plan

Provides detailed information on the Housing Authority's yearly operations, services, and updates. It ensures HUD and the public are informed about ongoing activities, changes, and priorities.

The two plans work together: the **Five-Year Plan** establishes the broader strategy, while the **Annual Plan** tracks progress, updates policies, and addresses immediate needs.

FIVE YEAR PLAN

The mission of the Housing Authority is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination for as many program-eligible persons as funding permits

GOALS AND OBJECTIVES

Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low income, and extremely low-income families for the next five years

PROGRESS REPORT HIGHLIGHTS

- Maintained a high performer status with HUD through the Section 8 Management Assessment Program (SEMAP)
- Streamlined various office procedures through the use of new policies and software applications
- Educated tenants and landlords about anti-discrimination laws through an annual Housing Rights Center workshop and periodic briefing sessions
- Brought down the number of families on the HCV waitlist from 4,751 in 2020 to less than 1,000 in 2025
- Successfully implemented the City's first Project-Based Voucher Program

ANNUAL PLAN PROGRESS REPORT

- Maintained a 'High Performer' Section 8 Management Assessment Program (SEMAP) status with HUD
- The final SEMAP score for the fiscal year ended 6/30/2024 was 96%
- Prepared all staff with the training necessary for the implementation of HOTMA and NSPIRE effective 7/01/2025
- Allocated 20 project-based vouchers to a Homekey site known as the Moonstone. Preference for participation in the PBV program is being given to the homeless families of Redondo Beach currently residing in the City's transitional pellet shelter
- Added 12 new participating owners to the Section 8 program
- Partnered with the Housing Rights Center (HRC) to promote fair housing and equal opportunity to all members of the community is ongoing

UPDATES

No Significant Changes

Operationally focusing on serving current voucher holders and being a resource to the community

Updated to reflect new HUD processing and inspection standards for 2025

Potential Forthcoming Challenges

Increasing rents, potential decrease in federal funding

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