

REDONDO BEACH HOUSING AUTHORITY

Administrative Plan

Redondo Beach Housing Authority

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

Public Housing Authority (PHA)

- Administrative Plan
 - Policies & procedures



HOTMA: Mandatory Changes

Housing
Oppportunity
Through
Modernization
Act



HOTMA was finalized in 2023

Administrative Plan Mandatory Changes

NOW:

- Definitions
- Asset limit rules
- Updated income verification hierarchy
- Mandatory interim reporting limits

DELAYED:

- HOTMA annual income rules
- NSPIRE inspection protocol
- HOTMA grounds for termination

HOTMA: Discretionary Changes

	Policy Change Effective Upon Administrative Plan Approval	Implementation Timeline		
		Now	Next	Later
1.	Revised subsidy standards - 2 people per bedroom	Immediately upon approval (new admissions, moves, right-sizing)	Right-sizing & notice 12-months before	Apply reduced subsidy standards at 24 months
2.	Implement payment standard reductions	Immediately upon approval	Recertification & notice 12-months before	Apply lower payment standards at 24- months
3.	Adds \$100,000 asset limit for participants.	No PHA action	HUD system release	Tentative January 1, 2027
4.	Added policies to administer Targeted Funding for Foster Youth to Independence (FYI) program	Immediately upon approval	Apply special admission policies for Targeted Funding for FYI	Referrals from DCFS
5.	Added preferences for Emergency Housing Voucher (EHV)	Immediately upon approval	Add to Housing Choice Voucher (HCV-Section 8) waitlist	Lease former EHV families in HCV

HOTMA: Discretionary Changes

	Policy Change Effective Upon Administrative Plan Approval	Implementation Timeline		
		Now	Next	Later
6	Added \$50 minimum rent	Immediately upon approval	Apply minimum rent at next recertification	Continue to apply minimum rent
7.	Adds limitation to participant families from owning a home they could live in	No PHA action	HUD system release	Tentative January 1, 2027
8.	Requires property owners and managers/agents to provide state-issued identification	Immediately upon approval	Request ID for file	Continue to request ID for file
9.	Changed document submission deadlines from two weeks to 10 business days	Immediately upon approval	Replace due date with 10 business days on forms and letters	Continue to request items due within 10 business days
10.	Added administrative policies for FYI program	Immediately upon approval	Referrals from DCFS	Lease FYI families

Staff Recommends the Board of Commissioners:

1. Allow staff to return at a later date with the Board's requested revisions to the administrative plan reflecting the change to accepting Section 8 rental assistance applications on an annual basis
2. Approve the amended administrative plan to incorporate the mandatory administrative plan mandatory now changes
3. Adopt Resolutions HA2026-01 and HA2026-02