

BLUE FOLDER ITEM

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.

CITY COUNCIL MEETING JANUARY 13, 2026

F.1 SPECIAL MEETING OF THE REDONDO BEACH HOUSING AUTHORITY

C3. APPROVAL OF MINUTES OF THE FOLLOWING MEETING:

A. December 2, 2025

CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

- **REVISED MINUTES REMOVING MINUTE SECRETARY'S NOTES**



Minutes
Redondo Beach Housing Authority
Tuesday, December 2, 2025
Regular 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 6:41 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

ROLL CALL

RBHA Members Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Price, Newton, Chair Light

RBHA Members Absent: None

Officials Present: Eleanor Manzano, City Clerk
Mike Witzansky, City Manager
Elizabeth Hause, Community Services Director
Imelda Delgado, Housing Manager
Laura Diaz, Records Mgmt. Coordinator/ Sr. Deputy
City Clerk

A. APPROVAL OF ORDER OF AGENDA

B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION - None

B.1. BLUE FOLDER ITEMS - None

C. CONSENT CALENDAR

C1. APPROVAL OF AFFIDAVIT OF POSTING for the Regular Housing Authority meeting of December 2, 2025.

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. October 21, 2025**

C4. Member Kaluderovic pulled this item.

C5. Member Kaluderovic pulled this item.

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

Chair Light invited public comments.

City Clerk Manzano reported no eComments and no one online.

Motion carried 8-0 by voice vote.

D. EXCLUDED CONSENT CALENDAR ITEMS

C4. APPROVAL OF SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE FOR AFFORDABLE HOUSING UNIT AT 2001 ARTESIA BOULEVARD, UNIT#301, REDONDO BEACH, CALIFORNIA 90278

CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

Member Kaluderovic pointed out the unit on this item is for sale and pulled the item because she wanted to ask some questions about how the City monitors units that are not for sale; stated she wanted to note that this is the process the City goes through to monitor affordable units and it is regulated by the City.

Chair Light invited public comments.

City Clerk Manzano reported no eComments and no one online.

Motion by Member Kaluderovic, seconded by Member Waller, to approve item C4.

Motion carried 8-0 by voice vote.

C5. RECEIVE AND FILE QUARTERLY STATUS REPORT ON SECTION 8 PROGRAM

CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

Member Kaluderovic asked how many vouchers are for people housed outside of Redondo Beach.

Housing Specialist Robin Flanagan stated she did not have the exact number but if she had to guess it would be around 15 for the HCV program.

Member Kaluderovic asked if they could include those numbers in the report going forward; mentioned there are 443 families in the program and the number outside Redondo Beach is very small; stated the report says that the amount of funding is

decreasing for the reportable months October, November, and December and asked why that number is decreasing.

Housing Manager Imelda Delgado stated it is through natural attrition.

Member Kaluderovic hoped they would have a way to address the natural attrition, the shortfall, and decrease in funding; asked how long they have been in a shortfall.

Housing Manager Imelda Delgado stated since October.

Member Kaluderovic asked if they have been billing the agencies that are porting families to Redondo Beach Housing Authority.

Housing Manager Imelda Delgado responded that they have been billing them, but when they have an opportunity to absorb financial responsibility the City does but at this time they are currently billing everybody.

Member Kaluderovic asked if the other agencies are paying in which Imelda Delgado stated yes; mentioned the report says lowered payment standards are another way the RBHA is handling the shortfall and asked for more details.

Community Services Director Hause stated when they have their presentation on the Administrative Plan during the public hearing they will walk them through it.

Chair Light invited public comments.

Erica Foster reported speaking to Robin Flanagan regarding the downsizing and understood it completely; mentioned that in the report the downsizing could take 12 to 24 months to take effect and wondered if they could give a figure on how many will be renewed during each month and how long that process would take to give people notice because it would also free up vouchers for people that need them.

Community Services Director Hause said they would get back to them and they would also be covering that item in the general report in the Admin Plan.

City Clerk Manzano reported no eComments and no one online.

Motion by Member Kaluderovic, seconded by Member Waller, to approve C5.

Motion carried 8-0 by voice vote.

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Light invited public comments.

City Clerk Manzano reported no eComments and no one online.

F. EX PARTE COMMUNICATIONS

Chair Light reported speaking with Council and staff on both items.

Member Kaluderovic reported speaking to staff, South Bay Cog, and Mayor Light.

Member Behrendt reported speaking to staff and Mayor Light.

G. PUBLIC HEARINGS – None

G1. PUBLIC HEARING TO CONSIDER APPROVAL OF THE REDONDO BEACH HOUSING AUTHORITY ADMINISTRATIVE PLAN REVISION FOR THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM

ADOPT BY TITLE ONLY RESOLUTION NO. HA-2025-89, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE AGENCY ADMINISTRATIVE 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-2025-89 BY TITLE ONLY**

CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

Community Services Director Hause noted that Housing Manager Delgado would go through the presentation; explained it would detail out what the administrative plan is and what it does to help them manage the City's Section 8 Program; stated there were two things instigating the changes they were proposing that evening: 1) mandatory requirements triggered by HOTMA (Housing Opportunity Through Modernization Act), and 2) discretionary changes because they are declared to be in a shortfall.

Chair Light asked for a motion to open the public hearing.

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

Motion carried 8-0 by voice vote.

Housing Manager Delgado stated she would be presenting the administrative plan for the Housing Authority; explained the RBHA is a public housing agency and receive federal funding through HUD to administer the Housing Choice Voucher Program or Section 8 rental assistance program; reported they are required by HUD to have an administrative plan that includes all the policies and procedures; stated HOTMA made changes to statues governing HUD programs which is why they need to update the administrative plan; listed the mandatory changes and provided a slide with the discretionary changes to the administrative plan and highlighted a few of the changes; reported they added two new preferences for the Emergency Housing Voucher (EHV) participants; explained that due to the shortfall, they are not able to transition the sunsetting program participants

onto the Regular Housing Choice Voucher Program and that is why they added the two new preferences so they could easily add them to the waiting list without making them go through the process of applying and they would have priority over others on the waiting list; noted the two new preferences are: 1) EHV disabled or elderly currently/formerly assisted within 24 months by RBHA, and 2) EHV participants currently/formerly assisted within 24 months by RBHA; stated the significant amendment to the administrative plan trickled to the significant amendment to the annual and 5-year plan that they submit to HUD and that is why they are on the agenda; staff recommendations are: 1) approve the amended admin plan, and 2) adopt Resolution No. HA-2025-89.

Member Kaluderovic thanked staff for getting the report together; spoke about the uniqueness of Redondo Beach having their own Housing Authority so affordable housing has been pushed on them and wanted to make sure while they are addressing and revising policies that they are still helping those that need it most; asked if the discretionary changes to the admin plan that were mentioned in the presentation are being implemented in the policy changes.

Community Services Director Hause said yes, they are being implemented.

Member Kaluderovic mentioned they have a waitlist that has been closed since 2015 and their priority should be to clear the waitlist and have those that still need it reapply with Redondo Beach residents as first priority.

Housing Manager Delgado said they can clear the waiting list or reopen it with preferences for Redondo Beach residents.

Community Services Director Hause stated HUD regulations require extensive outreach to anyone on the waiting list and their last purge effort was very arduous and long; felt Housing Manager Delgado's suggestion to just open the list to add any Redondo Beach residents would be a quicker solution.

More discussion followed. Housing Manager Delgado spoke about revamping their policy to have applications accepted with the understanding that applicants need to reapply every year; Member Kaluderovic asked if there is a way to have applications expire and Housing Manager Delgado said they would have to amend the admin plan; Member Kaluderovic stated that she would like to amend the admin plan so they could avoid having to do the extensive purge.

Housing Manager Delgado pointed out that the current waitlist has applicants that applied many years ago when the rules were different so a purge would be needed for the current list.

Member Kaluderovic asked if there was a way to get the current list purged, amend the current policy, and start putting expiration dates on applications.

Housing Manager Delgado said they can send out interest letters for those currently on the waiting list but it would take staff time.

Community Services Director stated they would need to bifurcate the process: 1) how does the RBHA address people that are already on the waitlist since they are bound by the old rules, and 2) for future waitlist, build in a system where RBHA does not have to go through the purge process but new applications will need to reapply every year to remain on the waitlist.

Chair Light asked how long the oldest waitlist applicant has been on the waitlist.

Community Services Director Hause stated 2015.

Chair Light agreed with Member Kaluderovic that the system needs to be revamped so the process is better managed.

More discussion followed.

Member Newton stated it has been noted that no Redondo Beach residents are on the waitlist but two people are reported on the waitlist in Redondo Beach; asked if there a way to ensure accuracy of the numbers.

Housing Manager Delgado mentioned she could pull the current reports and Community Services Director Hause added that it could be two people that work in Redondo Beach.

Erica Foster stated she has done a lot of research on the waitlist and reported 47 people are over the income limit; mentioned if they were to open the list and EHV or other people in need in Redondo were allowed to apply they would get priority and spoke about other people from all over the country applying; stated her earlier question was not answered, spoke of downsizing being between 12 to 24 months and wondered what the timeline and compliance of the downsizing would look like.

Community Services Director Hause and Housing Manager Delgado reported that they have 40 families that would be right sized; Housing Manager Delgado noted the RBHA would save about \$25,000 to \$30,000 in housing assistance payments per month and went into changes they have made in the decreased payment standards.

Chair Light interrupted the discussion and asked if the RBHA could contact Erica Foster directly to answer her questions.

Speaker's name is inaudible asked if anyone ever comes off the waitlist and how does that happen.

Community Services Director Hause responded that they purged the list in November 2024, and they did two batches of 100, where they assessed their income and verified the applicants were still eligible.

City Clerk Manzano reported on one online and no eComments.

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

Motion carried 8-0 by voice vote.

Motion by Member Kaluderovic, seconded by Member Waller, to revise the administrative plan to address the concern with the waitlist, purge it, and have policies where the applications expire after a year.

Motion carried 8-0 by voice vote.

G2. PUBLIC HEARING TO CONSIDER APPROVAL OF THE REDONDO BEACH HOUSING AUTHORITY SIGNIFICANT AMENDMENTS TO THE FY2025-2026 ANNUAL AGENCY PLAN AND THE 2026-2030 FIVE-YEAR AGENCY PLAN

ADOPT BY TITLE ONLY RESOLUTION NO. HA-2025-88, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING SIGNIFICANT AMENDMENTS TO THE AGENCY ANNUAL PLAN FOR FISCAL YEAR 2025-2026 AND THE FIVE YEAR PLAN FOR FISCAL YEARS 2026-2030 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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-2025-88 BY TITLE ONLY**

CONTACT: ELIZABETH HAUSE, HOUSING ADMINISTRATOR

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

Motion carried 8-0 by voice vote.

Community Services Director Hause noted that this item was triggered by the approval of the annual plan so they would need to wait and continue the item.

Erica Foster commented that a two-year time limit was put on the EHV for those that currently live in Redondo Beach and asked if that puts people on the waiting list at risk of losing their place and not be an EHV recipient when they have to reapply.

Community Services Director Hause said they just need to reapply and because RBHA provides preference for the EHV holders it should be doable.

City Clerk Manzano reported no one online and no eComments; asked to clarify if they are continuing and bringing G2 back at the next meeting.

Community Services Director Hause noted there are significant posting of the changes they need to do and preferred to bring it back in March.

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

Motion carried 8-0 by voice vote.

H. OLD BUSINESS - None

I. NEW BUSINESS - None

J. MEMBERS ITEMS AND REFERRALS TO STAFF

Motion by Member Kaluderovic, seconded by Member Behrendt, to have staff create an inventory list of affordable units for rent in Redondo Beach (City Attorney Ford added “subject to any privacy laws”).

Motion carried 8-0 by voice vote.

Some discussion followed to clarify the motion.

K. ADJOURNMENT – 7:19 P.M.

Motion by Member Kaluderovic, seconded by Member Castle, to adjourn the Regular Meeting of the Housing Authority at 7:19 p.m.

Motion carried 8-0 by voice vote.

The next scheduled meeting of the Redondo Beach Housing Authority is a Regular meeting on Tuesday, March 3, 2025, 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,

Elizabeth Hause
Community Services Director