

THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR NEWSOM ON MARCH 17, 2020.

**AGENDA
REGULAR MEETING
REDONDO BEACH HOUSING AUTHORITY
TUESDAY, SEPTEMBER 7, 2021 - 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 September 7, 2021.

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 CONTRACT AMENDMENT NO. 4 TO THE INTERAGENCY AGREEMENT BETWEEN THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) AND THE CITY OF REDONDO BEACH FOR THE HOMELESS INCENTIVE PROGRAM.

D. EXCLUDED CONSENT CALENDAR ITEMS

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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

F. EX PARTE COMMUNICATIONS

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

G. PUBLIC HEARINGS

H. OLD BUSINESS

I. NEW BUSINESS

11. 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, December 7, 2021 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 – September 7, 2021 Regular Meeting

Posting Locations 415 Diamond Street, Redondo Beach, CA 90277
✓ City Hall Kiosk
✓ City Clerk's Counter, Door "1"

Meeting Date & Time September 7, 2021 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: August 31, 2021

MOTION TO READ BY TITLE ONLY

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

Recommendation - Approve



Administrative Report

Council Action Date: September 07, 2021

To: MAYOR AND CITY COUNCIL

From: CAMERON HARDING, COMMUNITY SERVICES DIRECTOR

Subject: INTERAGENCY AGREEMENT FOR THE HOMELESS INCENTIVE PROGRAM (HIP)-AMENDMENT NO.4

RECOMMENDATION

Approve the interagency agreement for the Homeless Incentive Program (HIP)-Amendment No.4.

EXECUTIVE SUMMARY

In March 2017, through a Los Angeles County ballot Measure, voters approved Measure-H, a quarter cent $\frac{1}{4}$ sales tax to provide funding for new and enhanced services to address the homelessness issues throughout the County. Among other programs, the homeless prevention measure is expected to generate millions of dollars to help alleviate a portion of the financial burdens that occur when a homeless individual transitions into housing in jurisdictions within the County of Los Angeles. Jurisdictions that receive Measure-H money will be able to use the HIP funding to further assist with homelessness issues and incentivize landlords to accept Section 8 vouchers from those experiencing homelessness.

BACKGROUND

On March 6, 2018, the Redondo Beach City Council entered into an interagency agreement with the Los Angeles County Development Authority (LACDA), formerly known as the Housing Authority of the County of Los Angeles. As such, The City of Redondo Beach Housing Authority pledged five (5) Housing Choice Vouchers (Section 8) towards HIP. The Housing Authority, participating in the HIP Program, will be offering financial incentives (up to \$3,700) to landlords that house homeless individuals. These incentives include but are not limited to, upfront payment for the first and last month's rent, security deposit, utility assistance, damage claims (not to exceed \$2000, after security deposit is exhausted) and essential furniture and appliances.

On September 6, 2018, the Los Angeles County Development Authority (LACDA) - HIP program met with several cities including the City of Redondo Beach Housing Authority in an effort to work collaboratively to help eliminate homelessness across Los Angeles

County. Several cities are participating, including Pomona, Burbank, Pasadena, Glendale, Long Beach and the City of Los Angeles.

FUNDING

Funding for this interagency agreement will be solely supported by Measure-H funds from LACDA. Additionally, LACDA has agreed to provide administrative fees, not to exceed 10% of the incentive funding.

On August 2, 2021, RBHA received notification from LACDA of continued funding of the Homeless Incentive Program for Fiscal Year 2021-2022. The amount of funding under this agreement is not to exceed \$25,917.

COORDINATION

The Housing Division prepared this item and the Interagency Agreement has been approved by the City Attorney's office and LACDA's County Counsel.

FISCAL IMPACT

The Homeless Incentive Program is funded solely with grant monies from the County of Los Angeles. No City funds are used for the Interagency Agreement.

Submitted by:
Cameron Harding, Community Services Director

Approved for forwarding by:
Joe Hoefgen, City Manager

Attachments:

- Interagency Agreement-Amendment No.4

**CONTRACT AMENDMENT NO. 4
TO
THE INTERAGENCY AGREEMENT FOR
THE HOMELESS INCENTIVE PROGRAM**

THIS AMENDMENT NO. 4 TO THE CONTRACT is made and entered into this 1st day of August 2021, by and between the Los Angeles County Development Authority, hereinafter referred to as "LACDA" and the City of Redondo Beach, hereinafter referred to as the "PHA". The LACDA and PHA are collectively referred to as the "Parties."

WITNESSETH THAT:

WHEREAS, on June 13, 2017, the Board of Supervisors ("Board") acting as the Board of Commissioners of LACDA authorized the Executive Director, or his designee, to execute agreements and subsequent amendments with the County of Los Angeles ("County") required to implement Homeless Initiative strategies including the Homeless Incentive Program;

WHEREAS, on April 18, 2018, the Parties entered into this Interagency Agreement ("Agreement") to provide Measure H funds to the PHA for a Homeless Incentive Program;

WHEREAS, on May 15, 2018, the Board approved funding allocations for each of the Measure H eligible Homeless Initiative strategies that included an allocation to LACDA for Strategy B4;

WHEREAS, LACDA received Homeless Initiative, Strategy B4 Funding (the "Funding") for Fiscal Year 2018-2019 from the County to assist a total of 2,679 homeless families;

WHEREAS, representatives of the Parties agreed that it would be mutually beneficial to amend the Agreement to reflect the Funding for Fiscal Year 2018-2019;

WHEREAS, on November 16, 2018, the Parties entered into Amendment No. 1 to the Agreement to revise the amount of funding under Section 2 of the Agreement;

WHEREAS, on May 16, 2019, the Housing Authority of the County of Los Angeles ("Housing Authority") dissolved as a separate legal entity and merged with the Community Development Commission of the County of Los Angeles ("Commission");

WHEREAS, as a result of the merger, the Commission took title to the Housing Authority's property, debts, demands, liabilities, and obligations;

WHEREAS, following the merger, the Commission is now known as the Los Angeles County Development Authority;

WHEREAS, representatives of the Parties agreed that it would be mutually beneficial to amend the Agreement to reflect the Funding for Fiscal Year 2019-2020;

WHEREAS, on April 27, 2020, the Parties entered into Amendment No. 2 to the Agreement to revise the amount of funding under Section 2 of the Agreement;

WHEREAS, on October 26, 2020, the Parties entered into Amendment No. 3 to the Agreement to revise the amount of funding under Section 2 of the Agreement;

WHEREAS, on July 13, 2021, the Board approved funding allocations for Measure H eligible Homeless Initiative strategies that included an allocation to LACDA for Strategy B4 (the "Funding") for July 1, 2021, through June 30, 2022;

WHEREAS, it is the intent of the Parties hereto to amend the Contract to update certain terms and conditions to the Contract, and to provide for other changes set forth herein; and

WHEREAS, representatives of Parties agree that it would be mutually beneficial to amend this Agreement to reflect the Funding for Fiscal Year 2021-2022.

NOW, THEREFORE, in consideration of the mutual undertakings, herein, the Parties hereto agree that said Agreement be amended as follows:

1. Section 2, Funding, is deleted in its entirety and replaced by the following:

2. FUNDING

The amount of funding under this Agreement shall not exceed \$25,917 July 1, 2021, through June 30, 2022, which shall include all related expenses including administrative fees of 10%. On a quarterly basis, no later than the 22nd of the month following the end of the quarter, or upon request, the PHA shall provide LACDA with a list of its expenditures related to the funding.

All other terms and conditions in the Agreement shall remain the same and in full force and effect.

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SIGNATURES

IN WITNESS, WHEREOF, the LACDA and PHA, through their duly authorized officers, have executed this Amendment No. 4, as of the date first above written.

LOS ANGELES COUNTY
DEVELOPMENT AUTHORITY

THE CITY OF REDONDO BEACH

By _____
Emilio Salas
Executive Director

By _____
William C. Brand
Mayor

ATTEST:

APPROVED AS TO PROGRAM:
HOUSING ASSISTANCE DIVISION

Eleanor Manzano, City Clerk

By _____
Tracie Mann
Director

APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA
County Counsel

APPROVED AS TO FORM:

MICHAEL W. WEBB
City Attorney

By  _____
Elizabeth Pennington
Deputy County Counsel

By _____
Michael W. Webb
City Attorney



Administrative Report

Authority Action Date: September 07, 2021

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. Tenants in Redondo Beach select their own rental housing per program guidelines. This report includes information regarding Housing Authority activity for the months of May, June, and July, 2021.

The Redondo Beach Housing Authority continues to operate the Section 8 Program within its available resources. On March 30, 2021, the RBHA received its Calendar Year (CY) 2021 Renewal Funding Allocation notice from HUD. The CY 2021 allocation fully funded the Redondo Beach housing assistance contracts for CY 2021. On August 02, 2021, RBHA received notification from the Los Angeles Community Development Authority (LACDA) of continued funding of the Homeless Incentive Program for Fiscal Year 2021-2022. The amount of funding under this agreement is not to exceed \$25,917.

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 would be filled by families who are on the Redondo Beach Section 8 waiting list. There are approximately 4,408 families currently on the Redondo Beach Section 8 waiting list. The Housing Authority is providing referral and supportive information to renters of all types who may be under housing stress during the Pandemic.

BACKGROUND

Section 8 Program Activity

The Housing Authority is currently assisting 449 households under the Section 8 Housing Choice Voucher Program. Of those households, approximately 327 are headed by elderly and/or disabled persons; the remaining 122 are families headed by non-elderly, non-disabled persons.

During the months of June, July, and August of 2021, the Housing Authority executed 10 new contracts. The Housing Authority also renewed 123 leases. Five (5) tenants moved out of their rent assistance units and are permanently off the program. During this reporting quarter, the Housing Authority spent \$1,623,555 on housing assistance payments. The average per-unit client rent subsidy for this period was \$1,216/month. The Housing Authority's goal, as outlined in the 5-year and 1-year agency plans, is to assist an average of approximately 633 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 virtual and telephonic eligibility interviews for families who are on the Section 8 waiting list. There are approximately 4,408 families on the Redondo Beach Section 8 waiting list.

HUD-VASH Vouchers

On February 10, 2021, HUD notified the Housing Authority that it will continue to receive funding to support the HUD-Veterans Affairs Supportive Housing (VASH) voucher program. The renewal of these vouchers will be included in the overall renewal calculations.

Veterans experiencing homelessness are referred to the HA by the Veteran's Affairs office. RBHA has a total of 31 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.

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 2021, HUD notified the Housing Authority that it would receive \$6,331,245 in HAP funding for CY 2021 (this is the total funding for the HCV and VASH Program). For comparison purposes, the Housing Authority received \$6,356,065 for CY 2020.

In March of 2021, HUD also provided its determination of the RBHA administrative fee. For FY 21-22, the administrative fee, subject to proration, was set at \$108.66 per unit leased. In comparison, the Housing Authority received approximately \$101.43 per unit leased in CY 2020.

On May 10, 2021, HUD offered RBHA \$419,268 plus ongoing administrative fee funding to administer 29 Emergency Housing Vouchers (EHV). 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.

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.

In March of 2020, the Department of Housing and Urban Development (HUD) granted RBHA an exception payment standard for the HUD-VASH voucher program. Effective July 1, 2020 the VASH payment standards for RBHA were increased to 140% of the Federal Fiscal Year (FFY) 2020 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 July 1, 2020 RBHA's payment standards for the HCV (Housing Choice Voucher Program) were increased to 90% of the Federal Fiscal Year (FFY) 2020

Small Area Fair Market Rents. Payment standards for the HCV program had been last increased in January 2018.

The following Payment Standards became effective July 1, 2020:

	90277	90278	VASH (for both Zip Codes)
0 Bedroom	\$1,638	\$1,529	\$1,790
1 Bedroom	\$1,944	\$1,814	\$2,123
2 Bedroom	\$2,511	\$2,337	\$2,738
3 Bedroom	\$3,357	\$3,125	\$3,659
4 Bedroom	\$3,663	\$3,410	\$3,999

Section 8 Staff

The Housing Authority staff consists of 3 full-time and 1 part-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. The adopted FY 2021-22 Budget for the Housing Authority includes 1 vacant P/T position.

Section 8 Waiting List

The Section 8 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). There are approximately 4,408 families currently on the Redondo Beach Section 8 waiting list. The goal for the waiting list is to maintain an active pool of approximately 1,000 applicants at all times. Preference on the 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. One of the Housing Authority's goals is to refresh the waiting list and reopen it to attract eligible families already living or working in Redondo Beach.

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 (213) 387-8400. 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 projected FY 2021-22 revenues and expenditures are detailed below.

<u>Revenue (HUD)</u>	<u>Expenditures</u>
Housing Assistance Payments \$6,331,245	Personnel \$ 399,196
Administration 540,162	M & O 115,455
	ISF/Overhead 156,076
	Housing Assistance Payments 6,032,240
Total:	Total:
\$6,871,389	\$6,702,967

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

Submitted by:
Cameron Harding, Housing Administrator

Approved for forwarding by:
Joe Hoefgen, City Manager

azavala

Attachments:

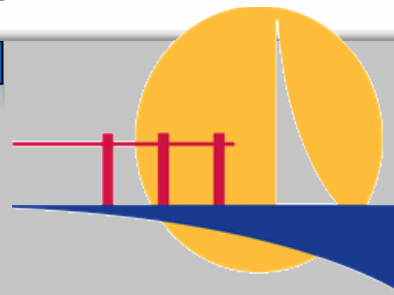
- PowerPoint presentation



Quarterly Status Report

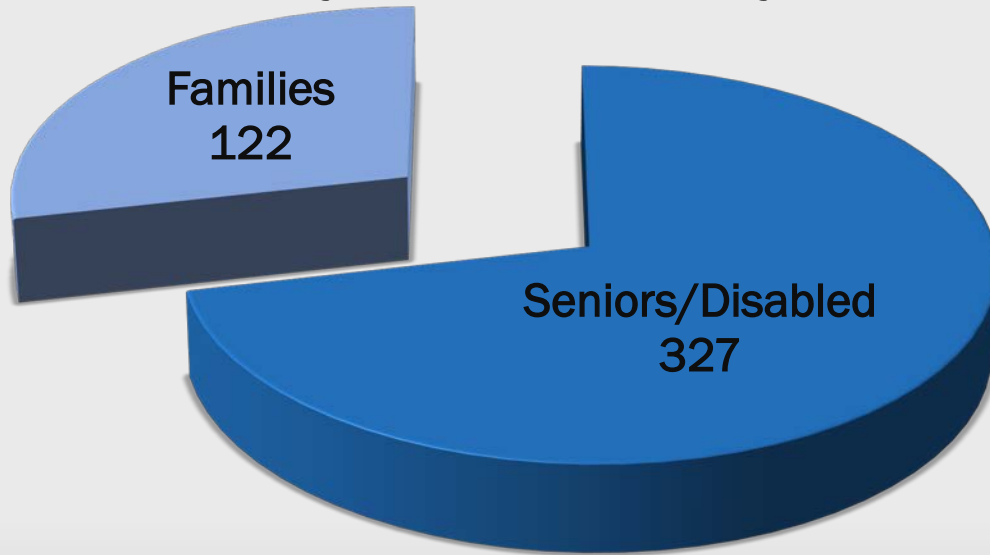
City of Redondo Beach Section 8 and
Fair Housing Programs

September 07, 2021



More To SeaSM
redondo
B E A C H

Current Section 8 Families by Household Type



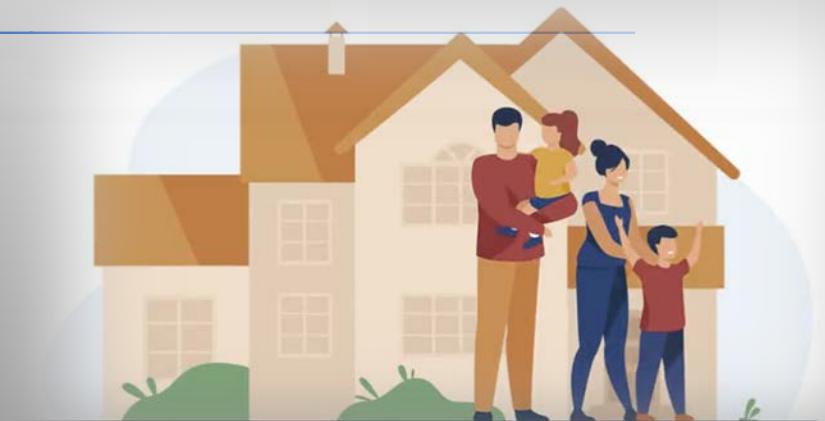
- Current goal as outlined in the 5 year and 1 year agency plans is 633
- Challenge to reach goal includes rising rents, low vacancy, negative stereotypes about the program and landlord participation

**Total Program
Participants
449**



Section 8 Activity for Last Three Months

New Contracts	10
Renewed Leases	123
Moved/Permanently off	5
Average Monthly Housing Payment	\$1,216
Total Housing Payments	\$1,623,555



Section 8 Funding News for FY 2021

1

In March of 2021, the Housing Authority received its CY 2021 funding award letter

2

HAP for 2021 allocation: \$6,331,245 – fully funding the HCV and VASH program (CY 2020 was \$6,356,065)

3

Administrative Fee (AF) for 2021: \$108.66 per unit leased (FY 2020 was approximately \$101.43)

4

Emergency Housing Voucher (EHV) Program: In May of 2021, RBHA was allocated \$419,268 plus ongoing administrative fee funding to house 29 EHV eligible families in Redondo Beach. RBHA has partnered with the Los Angeles Homeless Services Authority, LAHSA, for program support and family referrals.

5

Designated High Performing Agency

Veterans Affairs Supportive Housing (VASH)

HUD-VASH

Permanent Housing for Homeless Veterans

RBHA

RBHA has a total of 31 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 140% of the FY 2020 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 Section 8 waiting list contains approximately 4,408 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
(213) 387-8400**

**Discrimination Investigations
Mediation
Counseling**



RECOMMENDATION

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

