AGENDA
REGULAR MEETING
REDONDO BEACH HOUSING AUTHORITY
TUESDAY, June 7, 2022 - 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 June 7, 2022.

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 MEETINGS:
A. March 15, 2022

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

I1. 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, September 6, 2022 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
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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 – June 7, 2022 Regular Meeting
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ City Hall Kiosk ✓ City Clerk's Counter, Door "1"
Meeting Date & Time	June 7, 2022 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: May 31, 2022

MOTION TO READ BY TITLE ONLY

And waive further reading of all

Ordinances and Resolutions listed on the Agenda.

Recommendation - Approve

Minutes
Regular Meeting of the Housing Authority
Redondo Beach, California
March 15, 2022

CALL TO ORDER
Via teleconference, a Regular Meeting of the Housing Authority was called to order by Chairman Brand at 6:13 p.m. in the City Hall Council Chamber, 415 Diamond Street.

ROLL CALL

Members Present:	Nehrenheim, Loewenstein, Horvath, Obagi, Emdee, Lainez, Vogelsang, Chairman Brand
Members Absent:	None
Officials Present:	Michael W. Webb, City Attorney Mike Witzansky, City Manager Vickie Kroneberger, Chief Deputy City Clerk

A. APPROVAL OF ORDER OF AGENDA
Motion by Member Obagi, seconded by Member Horvath, to approve the Order of Agenda as presented. Hearing no objections, Chair Brand so ordered.

B. ADDITIONAL ITEMS FOR IMMEDIATE CONSIDERATION – NONE

B.1 BLUE FOLDER ITEMS – NONE

C. CONSENT CALENDAR ITEMS

C.1. APPROVE AFFIDAVIT OF POSTING for the Regular Housing Authority meeting of March 15, 2022.

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

C.3. APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:
A. December 7, 2021

Chairman Brand called for comments via eComment and Zoom. There being no comments, Chairman Brand closed the public comment period.

Motion by Member Lainez, seconded by Member Loewenstein, to approve the Consent Calendar as presented. Motion carried unanimously, with the following roll call vote:

AYES:	Nehrenheim, Loewenstein, Horvath, Obagi, Emdee, Lainez, Vogelsang
NOES:	None
ABSENT:	None

D. EXCLUDED CONSENT CALENDAR ITEMS - NONE

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – NONE

Chairman Brand called for comments via eComment and Zoom. There being no comments, Chairman Brand closed the public comment period.

F. EX PARTE COMMUNICATIONS - NONE

G. PUBLIC HEARINGS

G1. A PUBLIC HEARING TO CONSIDER THE 2022-2023 PHA AGENCY PLAN

RESOLUTION NO. HA-2022-84 A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE STREAMLINED ANNUAL AGENCY PLAN FOR FISCAL YEAR 2022-2023 FOR SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Recommendation - that the Chairman and Commissioners:

a. Open the Public Hearing, take Public Testimony; and
b. Close the Public Hearing; and
c. Adopt Resolution No. HA-2022-84 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

Motion by Member Nehrenheim, seconded by Member Horvath, to open the public hearing. There being no objections, Chair Brand so ordered.

Housing Supervisor Angelica Zavala gave a presentation and overview of the 2022-2023 PHA Agency Plan discussed the agency goals.

Chairman Brand called for comments via eComment and Zoom. There being no comments, Chairman Brand closed the public comment period.

Motion by Member Nehrenheim, seconded by Member Horvath, to close the Public Hearing. There being no objections, Chair Brand so ordered.

Motion by Member Horvath, seconded by Member Nehrenheim, to adopt by title only Resolution No. HA-2022-84 and authorize the Chairman to execute the required certification forms for submission to the Department of Housing and Urban Development. Motion carried unanimously, with the following roll call vote:

AYES: Nehrenheim, Loewenstein, Horvath, Obagi, Emdee, Lainez, Vogelsang
NOES: None
ABSENT: None

Chief Deputy City Clerk Vickie Kroneberger read by title only Resolution No. HA-2022-84.

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 Angelica Zavala gave a presentation and discussed the following:

- 442 households currently being assisted – 119 families, 323 senior/disabled
  - Current goal as outlined in the 5 years and 1 year agency plan is 633
  - Challenge to reaching goal
- Section 8 Activity for Last 3 months:
  - New Contracts – 7
  - Renewed Leases – 100
  - Moved/Permanently off - 12
  - Average HAP - $1,272
  - Total HAP – $1,656,072
- Section 8 Funding News FY 2021
- Veterans Affairs Supportive Housing (VASH)
- Section 8 Waiting List
- Fair Housing Program Activity
- Fair Housing Services
  - Housing Rights Center: (800) 477-5977
- Recommendations
  - Receive and file a status report on the Redondo Beach Section 8 and Fair Housing Programs

In response to Chairman Brand regarding the cost of the VASH Program, Housing Supervisor Angelica Zavala stated approximately $6M a year and said she will provide information at the next meeting. Chairman Brand stated its a great program and service to the community, supported by the landlords, and payments are guaranteed.

In response to Member Emdee regarding user and passwords to check the wait list, Housing Supervisor Angelica Zavala believed when people sign up they receive this information.

Chairman Brand called for comments via eComment and Zoom. There being no comments, Chairman Brand closed the public comment period.

Motion by Member Obagi, seconded by Member Horvath, to receive and file the presentation. There being no objections, Chair Brand so ordered.

J. MEMBERS ITEMS AND REFERRALS TO STAFF – NONE

K. ADJOURNMENT: 6:34 p.m.

There being no further business to come before the Authority, Member Obagi moved, seconded by Member Horvath, to adjourn the meeting at 6:34 p.m. Motion carried unanimously, with no objection.

The next scheduled meeting of the Redondo Beach Housing Authority will be a Regular Meeting on Tuesday, June 7, 2022 at 6:00 p.m. in the City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

Respectfully submitted,

_____

Eleanor Manzano, City Clerk

Administrative Report

Authority Action Date: June 7, 2022

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 March, April and May of 2022.

The Redondo Beach Housing Authority continues to operate the Section 8 Program within its available resources. On May 12, 2022, the RBHA received its Calendar Year (CY) 2022 Renewal Funding Allocation notice from HUD. The CY 2022 allocation fully funded the Redondo Beach housing assistance contracts for CY 2022. 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 4,260 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 441 households under the Section 8 Housing Choice Voucher Program. Of those households, approximately 324 are headed by elderly and/or disabled persons; the remaining 117 are families headed by non-elderly, non-disabled persons.

During the months of March, April, and May of 2022, the Housing Authority executed 6 new contracts. The Housing Authority also renewed 119 leases. Four (4) tenants moved out of their rent assistance units and are permanently off the program. During this reporting quarter, the Housing Authority spent $1,675,573 on housing assistance payments. The average per-unit client rent subsidy for this period was $1,272/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 one to two 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 4,260 families on the Redondo Beach Section 8 waiting list.

HUD-VASH Vouchers

Veterans experiencing homelessness are referred to the HA by the Veteran's Affairs office. RBHA has a total of 30 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. The renewal of these vouchers is included in the overall program funding for CY 2022.

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 May of 2022, HUD notified the Housing Authority that it would receive $6,580,684 in HAP funding for CY 2022 (this is the total funding for the HCV and VASH Program). For comparison purposes, the Housing Authority received $6,331,245 for CY 2021.

In May of 2022, HUD also provided its determination of the RBHA administrative fee. For FY 22-23, the administrative fee, subject to proration, was set at $120.59 per unit leased.

In comparison, the Housing Authority received approximately $108.66 per unit leased in CY 2021.

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. 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 32 referrals from LAHSA and has leased 3 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.

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 May 1, 2022 the VASH payment standards for RBHA were increased to 140% of the Federal Fiscal Year (FFY) 2022 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 May 1, 2022 RBHA's payment standards for the HCV

(Housing Choice Voucher Program) were increased to 95% of the Federal Fiscal Year (FFY) 2022 Small Area Fair Market Rents. Payment standards for the HCV program had been last increased in July 2020.
The following Payment Standards became effective May 1, 2022:

	90277	90278	VASH (for both Zip Codes)
0 Bedroom	$1,824	$1,682	$1,938
1 Bedroom	$2,119	$1,948	$2,246
2 Bedroom	$2,698	$2,480	$2,862
3 Bedroom	$3,553	$3,268	$3,770
4 Bedroom	$3,876	$3,563	$4,106

Section 8 Staff

The Housing Authority staff consists of 3 full-time and 2 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.

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 4,260 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 (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 projected FY 2021-22 revenues and expenditures are detailed below.

Revenue (HUD)		Expenditures	
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:	**$6,871,389**	**Total:**	**$6,702,967**

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:
- March 2022 Renewal Funding Notice
- PowerPoint presentation

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

May 12, 2022

Dear Executive Director:

Subject: Housing Choice Voucher Program Calendar Year (CY) 2022 Renewal Funding Allocation

The purpose of this letter is to advise public housing agencies (PHAs) of the CY 2022 Housing Assistance Payments (HAP) renewal funding allocations for the Housing Choice Voucher Program (HCVP). The funding allocations described herein are based on the requirements of the Consolidated Appropriations Act, 2022, (P.L. 117-103) referred to hereafter as "the 2022 Act," enacted on March 15, 2022. HUD is in the process of publishing the 2022 HCV Funding Implementation Notice and will notify PHAs by email when that occur. The Notice will be posted at the following link:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/pih.

Your agency's CY 2022 HAP renewal funding is identified at the top of the Enclosure A provided with this letter. Enclosure A sets forth the funding calculations for your PHA and provides estimated RAD 1 funding for the first full year of conversion and CY budget authority associated with tenant protection actions; the calculations are fully explained in the descriptions provided for this enclosure, and you are encouraged to review them thoroughly. Also included are Appendix I and II. Appendix I provides calculations related to the CY 2022 offset for reallocation. Appendix II provides a list of funding increments for which the PHA is receiving an additional inflation factor in CY 2022 to support increased costs since the increments were initially funded. If your agency is administering HUD Veterans Affairs Supported Housing (VASH) vouchers, the renewal of these vouchers is included in the overall renewal calculations. These vouchers are not renewed separately, other than for Moving to Work (MTW) agencies. PHAs must comply, however, with the statutory requirement that VASH vouchers may only be used to assist VASH-eligible participants, both initially and upon turnover.

The 2022 Act requires the Department to establish a new baseline for HAP funding eligibility, based on Voucher Management System (VMS) data for CY 2021 (January 1, 2021, through December 31, 2021). This practice is commonly referred to as re-benchmarking. Consistent with prior years, the Department provided PHAs with the opportunity to review and update all VMS data related to the funding calculations as detailed in this letter and the enclosure. The VMS data used is the data reported by each PHA and accepted in VMS as of the end of the data review period on January 28, 2022, the same date as the December 2021 data submission deadline. There will be no further appeals or adjustments to these data items, except at the direction of the Department.

The 2022 Act provides that HUD may offset PHAs' CY 2022 allocations based on the excess amounts of PHAs' Restricted Net Position (RNP), including HUD-held program reserves (in accordance with VMS data in CY 2022 that is verifiable and complete), as determined by the Secretary. The Department has decided to exercise the offset for reallocation authority in CY 2022 (impacting a limited number of PHAs) but only to increase the national HAP proration to 100%. No portion of the offset will be for Shortfall Prevention.

For the months of January through May of 2022, your agency received HAP obligations based on an estimated CY 2022 renewal level. If your PHA has been under-obligated renewal funds through May 2022, based on the prorated funding eligibility indicated on Enclosure A (applicable only to non-MTW PHAs, MTW PHAs will receive a different eligibility enclosure), the additional amount due will be obligated in the immediate future. If your PHA has been over-obligated funds through May 2022, the June obligation will be reduced accordingly, so that your PHA is obligated the accurate amount for the year. HAP disbursements for January through May of 2022, and for the rest of the CY 2022, have and will be based on cash management procedures established in PIH Notice 2017-06.

Except for MTW PHAs, no HAP funds provided for a PHA under the 2022 Act may be used to incur in over leasing, to support prior year deficits or provide for administrative expenses, nor may they be loaned or transferred to cover other program obligations, such as Low-Rent and/or Capital Fund programs. Therefore, it is each PHA's responsibility to retain the appropriate records to support VMS submissions for the collected periods, as they are subject to on-site review by the Quality Assurance Division (QAD). Subsequent recalculation of CY 2022 funding eligibility will occur if a QAD or other HUD review demonstrates that costs were incorrectly reported, resulting in excess funding.

Finally, it is strongly recommended that PHAs utilize the Two-Year Forecasting tool on the HUD web site, in consultation with their local HUD field office, to ensure that correct variables for the PHA are entered into the tool to arrive at the most accurate forecast to enable the PHA to maximize leasing while avoiding the need to terminate assistance to any households. The tool and instructions can be found by clicking on the following link: Two-Year Tool and Instructions. Additionally, HAP Set-Aside funds are available in CY 2022 to address shortfalls, but in order to qualify, a PHA must have the shortfall confirmed by the Shortfall Prevention Team (SPT) and must initiate cost reduction steps. This process is detailed in the implementation notice referenced at the start of this letter.

If you have any questions concerning your CY 2022 HAP renewal funding, please contact your Financial Analyst (FA) at the Financial Management Center (FMC).

Sincerely,

Miguel A. Fontánez

Digitally signed by Miguel A. Fontánez
DN: CN = Miguel A. Fontánez, C = US, O = Housing Voucher Financial Management Division, OU = Director
Reason: I am approving this document

Miguel A. Fontánez
Director
Housing Voucher Financial
Management Division

Attachment

REVISED

Enclosure A

Calculation of Calendar Year 2022 Renewal Funding
Housing Choice Voucher Program

1	HA Number:	CA103	
2	HA Name:	REDONDO BEACH HOUSING AUTHORITY	
	CY 2022 Renewal Funding		
3	CY 2022 HCV Renewal Funding after Offset and Amounts Owed HUD	$6,346,698	
	CY 2022 Non-Renewal Funding		
4	CY 2022 Non-Renewal Funding (TPVs, VASH, etc.) to Date	$0	
5	CY 2022 Estimated RAD 1 Funding For First Full Year After Conversion	$0	
6	CY 2021 Proration Increase	$18,004	
7	Total CY 2022 HCV Renewal and Non-Renewal Funding		$6,364,702
	ELIGIBILITY		
8	Total Unit Months Leased per VMS - CY 2021	5,278	
9	Total Unit Months Available - CY 2021	7,596	
10	Capping Percentage	100%	
11	Total CY 2021 HAP Expenses per VMS	$6,405,431	
12	Total CY 2021 Capped HAP Expenses (Line 11 x Line 10)	$6,405,431	
13	Renewal Funding Inflation Factor	1.02736	
14	Inflated Eligibility Sub-Total (Line 12 x Line 13)	$6,580,684	
15	First Time Renewals - Appendix II	$0	
16	Transfers In or Out	$0	
17	Total DHAP Eligibility	$0	
18	Total Renewal Eligibility (Line 14 + Line 15 + Line 16 + Line 17)	$6,580,684	
19	Proration Factor		100%
20	Prorated Eligibility (Line 18 x Line 19)		$6,580,684
	FUNDING		
21	**Total CY 2022 Renewal Funding after Offset**		$6,346,698
22	Renewal Funding Obligations, January through May 2022		$2,798,738
23	Remaining to Obligate for CY 2022 prior to reduction for funds due HUD (Line 21 - Line 22)		$3,547,960
24	Reduction for Funds due HUD		$0
25	Remaining to Obligate for CY 2022 after reduction for funds due HUD (Line 23 - Line 24)		$3,547,960
26	Total Eligibility Through May 2022		$2,644,458
27	Additional Obligations Due Through May, 2022 (Line 26 - Line 22, if Line 26 is higher; else 0)		$0
28	Excess Obligations Through May, 2022 (Line 22 - Line 26, if Line 22 is higher; else 0)		$154,280
29	CY 2022 Inflated Per Unit Cost		$1,239.45
	This value is calculated as total inflated VMS Expenses, minus HAP Costs After the First of the Month, divided by total Unit Months Leased.		

30 Comments

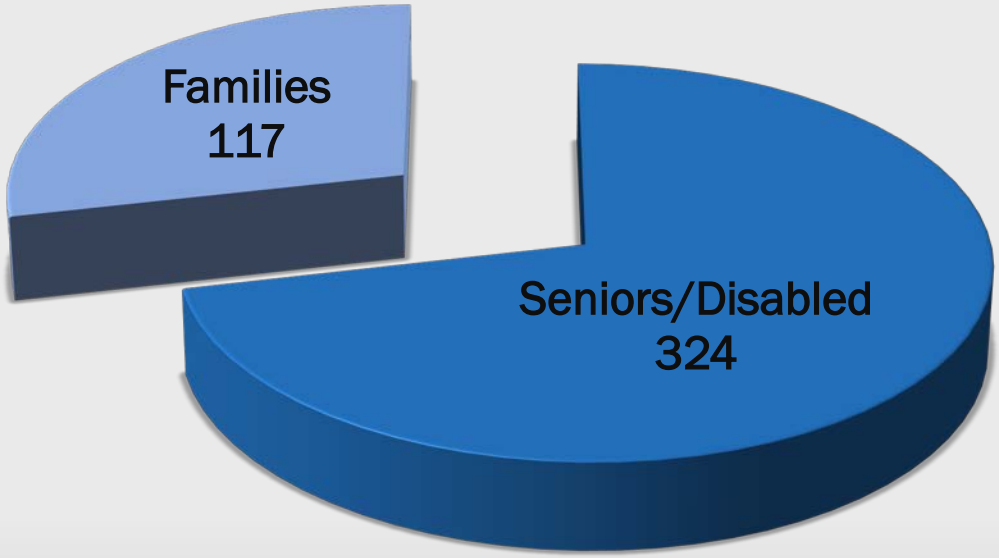
Quarterly Status Report

City of Redondo Beach Section 8 and Fair Housing Programs

June 07, 2022

More To Sea℠
redondo
BEACH

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
441

Section 8 Activity for Last Three Months

New Contracts	6
Renewed Leases	119
Moved/Permanently off	4
Average Monthly Housing Payment	$1,271
Total Housing Payments	$1,675,573

Section 8 Funding News for FY 2022

1. In May of 2022, the Housing Authority received its CY 2022 funding award letter

2. HAP for 2022 allocation: $6,580,684 – fully funding the HCV and VASH program (CY 2021 was $6,331,245)

3. Administrative Fee (AF) for 2022: $120.59 per unit leased (FY 2021 was approximately $108.66)

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 30 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 2022 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 4,260 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

Hotline (800) 477-5977

Email: info@housingrightscenter.org

Appointments (phone or zoom):
www.housingrightscenter.org/help

Discrimination Investigations
Mediation
Counseling

RECOMMENDATION

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