

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, DECEMBER 7, 2021**

PURSUANT TO STATE OF CALIFORNIA AB-361, THE PUBLIC AND COMMISSION PARTICIPATED IN THIS MEETING IN PERSON AND VIA TELECONFERENCE.

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The Lomita Housing Authority regular meeting was called to order by Vice-Chair Segawa at 5:48 p.m. on Tuesday, December 7, 2021.

c. Roll Call

**PRESENT:** Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek (all Council were present in Council Chambers. Chair Waronek arrived at 5:53 p.m.)

**ABSENT:**

**STAFF PRESENT:** Executive Director Smoot, General Counsel Rusin, (present in chambers) Deputy Executive Director Sugano, and Deputy Secretary Gregory (participated via Zoom)

**2. ORAL COMMUNICATIONS**

Vice-Chair Segawa announced the time for oral communications. There being no requests to speak, Vice-Chair Segawa closed oral communications.

**3. COMMISSIONER COMMENTS**

Commissioners Hart and Louviere reported that the Thanksgiving dinner was held on November 19<sup>th</sup>. The cost per resident was reduced to \$10 thanks to donations from individuals, Yellow Cab Co., and Lomita Manor Administration. Eight beautifully decorated Christmas trees are up in both buildings. Many residents came together to make the trees look terrific. On December 2 Assure Health Group Home Health & Hospice Care gave a presentation about services available to the residents and also provided a light lunch. On December 3 in-house bingo was held and it was wonderful to see the residents again since the pandemic.

#### 4. CONSENT AGENDA

Vice-Chair Segawa announced that all items under the Consent Agenda are considered to be routine and will be enacted by one motion in the form listed below. There may be separate discussion of these items prior to the time the Housing Authority votes on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

Commissioner Gazeley made a motion, seconded by Commissioner Uphoff to approve Consent Calendar Items 4 a-e.

**MOTION CARRIED by the following roll call vote:**

AYES: Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek

NOES: None

ABSENT: None

- a) Regular Housing Authority Minutes of November 2, 2021

**RECOMMENDED ACTION:** Approve minutes.

**Approved the recommended action.**

- b) Lomita Manor October 2021 Financial Documents

**RECOMMENDED ACTION:** Approve the Monthly Financial documents.

**Approved the recommended action.**

- c) Lomita Manor November 2021 Monthly Activity Report

**RECOMMENDED ACTION:** Receive and file the report.

**Approved the recommended action.**

- d) Virtual Housing Authority Meetings Pursuant to AB 361

**RECOMMENDED ACTION:** Authorize remote teleconference/virtual meetings for the Housing Authority in accordance with Assembly Bill 361 ("AB 361"), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

**Approved the recommended action.**

- e) Amendment No. 3 to Management Agreement with HumanGood Amending the Per Unit Per Month (PUPM) Fee for Management Services

**RECOMMENDED ACTION:** Approve Amendment and authorize the City Manager and City Clerk to execute the agreement.

**Approved the recommended action.**

### SCHEDULED ITEMS

**5. DISCUSSION AND CONSIDERATION TO CANCEL THE JANUARY 4, 2022, HOUSING AUTHORITY MEETING (no staff report)**

Presented by Ryan Smoot, City Manager

**RECOMMENDED ACTION:** Cancel meeting due to holiday closure.

Commissioner Uphoff made a motion, seconded by Commissioner Gazeley to approve the recommended action.

**MOTION CARRIED by the following roll call vote:**

AYES: Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek

NOES: None

ABSENT: None

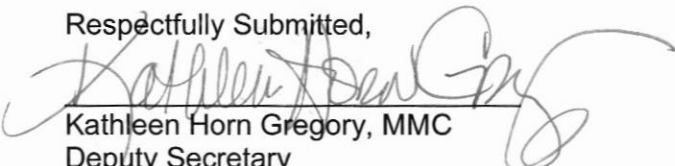
### PUBLIC HEARINGS

None Scheduled.

### **6. ADJOURNMENT**

There being no further business to discuss, Vice-Chair Segawa adjourned the meeting at 5:57 p.m.

Respectfully Submitted,

  
Kathleen Horn Gregory, MMC  
Deputy Secretary

Adopted: February 1, 2022