

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
SPECIAL MEETING  
TUESDAY, AUGUST 17, 2021**

PURSUANT TO STATE OF CALIFORNIA EXECUTIVE ORDER N-08-21, THE PUBLIC AND COMMISSION PARTICIPATED IN THIS MEEING IN PERSON AND VIA TELECONFERENCE.

**1. OPENING CEREMONIES**

- a. Call Meeting to Order

The Lomita Housing Authority special meeting was called to order by Chair Waronek at 5:15 p.m. on Tuesday, August 17, 2021.

- c. Roll Call

**PRESENT:** Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek (all commissioners participated virtually via Zoom)

**ABSENT:** None

**STAFF PRESENT:** Executive Director Smoot, General Counsel Rusin, Deputy Executive Director Sugano, and Deputy Secretary Gregory

**2. ORAL COMMUNICATIONS**

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

**3. COMMISSIONER COMMENTS**

Commissioner Hart reported that Lomita Manor held a town hall meeting and during that time residents were reminded of the upcoming annual inspection in September. The residents and staff of Lomita Manor welcomed nine new residents and discussed planning a Thanksgiving dinner.

Commissioner Louviere solicited on Next Door for a croquet set for the residents and one was donated.

**4. CONSENT AGENDA**

Chair Waronek 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.

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Vice-Chair Segawa made a motion, seconded by Commissioner Uphoff to approve Consent Calendar Items 4 a-c.

**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 July 6, 2021

**RECOMMENDED ACTION:** Approve minutes.

**Approved the recommended action.**

- b) Lomita Manor June 2021 Financial Documents

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

**Approved the recommended action.**

- c) Lomita Manor July 2021 Monthly Activity Report

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

**Approved the recommended action.**

**SCHEDULED ITEMS**

**5. DISCUSSION AND CONSIDERATION OF A RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) OR SIMILAR HUD CONVERSION PROGRAM AT LOMITA MANOR**

**RECOMMENDED ACTION:** Authorize the City Manager to execute an agreement not to exceed \$10,000 with Michael Baker International (MBI) to prepare and solicit a RFP/SQO to possibly partner with a housing developer/operator to facilitate a RAD Conversion or similar HUD conversion program at Lomita Manor.

Deputy Executive Director Sugano presented the staff report as per the agenda material.

Commissioner Hart thanked Director Sugano for the detailed report and stated that she sought information from those educated in public housing and was assured that the potential RAD conversion would enhance the property and would not negatively impact the current residents of Lomita Manor. She had questions about the section 8 issue and possible build out onto the adjacent property, resident council, and resident management. Those questions were answered by Director Sugano and Lisa Baker with Michael Baker International.

Commissioner Waite reiterated the importance of making sure the residents had their questions answered.

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Commissioner Uphoff asked about the timing of the project and Director Sugano stated that negotiations with HumanGood were still in the works for an interim management services agreement, but that the timing of the overall project would likely extend beyond that.

Chair Waronek asked about the existence of the Housing Authority Board, should the RAD conversion take place and Director Sugano stated that given Lomita Manor is the Board's only property in its portfolio, there are options for restructuring so that a board still exists, if that is desired.

Mayor Waronek opened the floor for public comment. Susan Petkus, a Lomita Manor Resident, expressed concerns about the increase of rent and the allowance of smoking in the building. Lisa Baker explained that owner/operator rules would most likely remain the same.

There being no further requests to speak, Mayor Waronek closed public comment and brought the item back to the Council for a motion.

There was brief general discussion by Council of the need for additional information and dialogue before a final decision is made. Director Sugano stated that there would be ample opportunity for additional dialogue with the residents and that the item for consideration is to obtain additional information to bring before the Authority for further discussion and consideration.

Commissioner Uphoff made a motion, seconded by Commissioner Gazeley to authorize the City Manager to execute an agreement with Michael Baker International (MBI) to prepare and solicit a RFP/SQO to possibly partner with a housing developer/operator to facilitate a RAD Conversion or similar HUD conversion program at Lomita Manor.

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

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

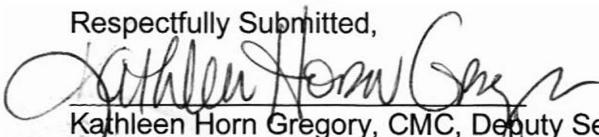
NOES: None

ABSENT: None

**6. ADJOURNMENT**

There being no further business to discuss, Chair Waronek adjourned the meeting at 5:50 p.m.

Respectfully Submitted,

  
Kathleen Horn Gregory, CMC, Deputy Secretary  
Adopted: October 5, 2021