

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, NOVEMBER 7, 2023**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita Housing Authority was called to order by Chair Waite at 5:46 p.m. on Tuesday, November 7, 2023, in the Council Chambers.

b. Roll Call

PRESENT: Commissioners: Hart, Gazeley, Larson, Segawa, Waronek, Vice-Chair Uphoff and Chair Waite

ABSENT: None

STAFF PRESENT: Deputy Executive Director Sugano, General Counsel Rusin, Recreation Manager Kelley Administrative Analyst Ibarra, and Deputy Secretary Gregory

2. ORAL COMMUNICATIONS

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

3. COMMISSIONER COMMENTS

Commissioner Hart reported that she initiated a Day of the Dead remembrance table in honor of the Lomita Manor residents that have passed in recent years. She also announced the annual Thanksgiving dinner. Commissioner Larson reported on the various repairs taking place and a crafting day to decorate pumpkins.

4. CONSENT AGENDA

RECOMMENDED ACTION: That the Consent Agenda Items 4 a-c be approved.

Commissioner Segawa made a motion, seconded by Commissioner Waronek, to approve the recommended action.

MOTION CARRIED by the following vote:

AYES: Commissioners: Gazeley, Hart, Larson Segawa, Waronek, Vice-Chair Uphoff, and Chair Waite
NOES: None

Approved the following Consent Agenda items:

- a) Regular Housing Authority Minutes of October 3, 2023

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor September 2023 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor October 2023 Monthly Activity Reports

RECOMMENDED ACTION: Receive and file the reports.

5. SCHEDULED ITEMS

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

RECOMMENDED ACTION: Authorize the Executive Director or designee to negotiate and draft agreements with HumanGood and associated partners to facilitate a RAD Repositioning of Lomita Manor (RAD/Section 18 Blend).

Deputy Executive Director Sugano presented background information stating that on September 6, 2022, the board approved an agreement with both HumanGood/Recap Advisors/Beacon to conduct a Phase 1 feasibility analysis to determine if a potential RAD repositioning is feasible at Lomita Manor. The goals of the study were to address the deferred maintenance at Lomita Manor, reduce the administrative burden of Lomita Manor on the Lomita Housing Authority, and to obtain funding for possible future development. Orest Dolyniuk, with Beacon Development presented the results of the study. He discussed the goals and repositioning strategy, post-conversion ownership structure, low-income housing tax credit financial overview, benefits of conversion and the conversion process and milestones.

There was a brief discussion regarding maintenance and construction risks, land and building ownership, and rent for current tenants.

Chair Waite opened the item for public comment.

George Kivett, Lomita resident, stated that as a real estate broker he recommends that the City does not give up ownership position of Lomita Manor and not to put excessive debt on the asset.

It was the consensus of the Housing Authority to continue the item to the next Housing Authority meeting and to start the meeting at 5:30 p.m.

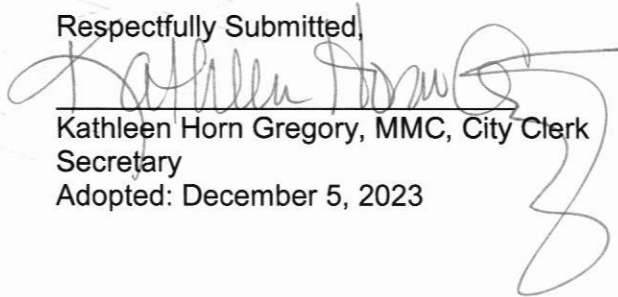
6. PUBLIC HEARINGS

None scheduled.

7. ADJOURNMENT

Chair Waite adjourned the meeting at 6:27 p.m. to the December 5, 2023, meeting to begin at 5:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kathleen Horn Gregory", is written over a horizontal line. The signature is fluid and cursive, extending to the right of the line.

Kathleen Horn Gregory, MMC, City Clerk
Secretary

Adopted: December 5, 2023