

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, SEPTEMBER 6, 2022**

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 regular meeting of the Lomita Housing Authority was called to order by Chair Segawa at 5:47 p.m. on Tuesday, September 6, 2022.

b. Roll Call

PRESENT: Commissioners: Hart, Louviere, Gazeley, and Uphoff participated via Zoom; Waronek, Vice-Chair Waite, and Chair Segawa were present in the Upstairs Assembly Room

ABSENT: None

STAFF PRESENT: Executive Director Smoot and General Counsel Rusin were present in the Upstairs Assembly Room; Deputy Executive Director Sugano, Administrative Analyst Ibarra, and Deputy Secretary Gregory participated via Zoom

2. ORAL COMMUNICATIONS

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

3. COMMISSIONER COMMENTS

There were no comments or reports from the commissioners.

4. CONSENT AGENDA

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

Vice-Chair Waite made a motion, seconded by Commissioner Waronek to approve the recommended action.

MOTION CARRIED by the following roll call vote:

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

NOES: None

ABSENT: None

Approved the following Consent Agenda items:

- a) Regular Housing Authority Minutes of July 5, 2022

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor June & July 2022 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor August 2022 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the report.

- 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.

- e) Consultant Agreement to Assist with a RAD Repositioning at Lomita Manor

RECOMMENDED ACTION: Approve an agreement with HumanGood/Recap Advisors/Beacon to assist with a RAD repositioning at Lomita Manor; and authorize the Executive Director to execute the agreement.

Commissioners Hart and Louviere requested clarification regarding the agreement.

Deputy Executive Director Sugano stated that this agreement is merely a beginning step, as it is a feasibility study to determine whether the RAD conversion even makes sense. The RAD consultant will collect financial and operating data, including physical needs/property improvements, to create a financial underwriting model to determine feasibility, and if it is determined that such repositioning is feasible, the Housing Authority would decide whether to proceed or not. Residents will be kept in the loop via multiple meetings throughout the process.

Executive Director Smoot stated that HumanGood/Recap Advisors/Beacon was selected via a Request for Proposals (RFP) process, in part because of HumanGood's familiarity with Lomita Manor.

Susan (no last name given), a Lomita Manor resident, expressed concerns relative to the future of current residents and the current management agreement which expires in October 2022.

Deputy Executive Director Sugano stated that an extension of the management agreement will be discussed at the next Housing Authority meeting. If RAD repositioning comes to fruition, current residents would not see any significant changes to their tenancies, and tenants will be updated throughout the process.

SCHEDULED ITEMS

None scheduled.

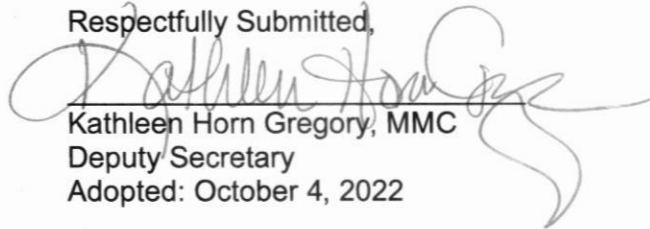
PUBLIC HEARINGS

None scheduled.

5. ADJOURNMENT

There being no further business to discuss, Chair Segawa adjourned the meeting at 6:01 p.m.

Respectfully Submitted,



Kathleen Horn Gregory, MMC
Deputy Secretary
Adopted: October 4, 2022