

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
SPECIAL MEETING  
TUESDAY, JANUARY 16, 2024**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The special meeting of the Lomita Housing Authority was called to order by Chair Uphoff at 5:30 p.m. on Tuesday, January 16, 2024, in the Council Chambers.

b. Roll Call

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

**ABSENT:** Commissioner Gazeley

**STAFF PRESENT:** Interim Executive Director Hoefgen, Deputy Executive Director Sugano, Administrative Analyst Ibarra, and Deputy Secretary Gregory

**2. ORAL COMMUNICATIONS**

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

**3. CONSENT AGENDA**

None scheduled.

**4. 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 expand agreements with HumanGood and associated partners to facilitate a RAD Repositioning of Lomita Manor (RAD/Section 18 Blend) and authorize submittal of a RAD application to HUD.

Deputy Executive Director Sugano presented the staff report per the agenda material. He gave some background on Lomita Manor, stating that the 78-unit senior housing project, constructed in 1985, is in need of significant upgrades and maintenance. In 2015, per HUD requirements there was a physical needs assessment that determined that there is

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a need of about 3 million dollars in maintenance and upgrades. The RAD process was introduced in August of 2021. In September of 2022, an agreement with Recap Advisors & Human Good/Beacon was approved to conduct an RFP to identify a housing consultant and developer and to conduct a RAD feasibility analysis for Lomita Manor. The RFP was released in December of 2022, an agreement with Dominion Due Diligence Group was approved in February 2023, and a report was completed in March 2023. The RAD repositioning has been an item of discussion at several Tenant Advisory Board meetings, Finance subcommittee meetings, and Lomita Housing Authority meetings. A RAD repositioning would raise significant capital to fund critical improvements, change the HUD subsidy structure going forward, transfer HUD oversight from the Housing Authority to HumanGood, and possibly realize some affordable housing funding.

Chair Uphoff opened the floor for questions from the Commissioners. Commissioner Hart asked about a time frame for the beginning of the project. Deputy Executive Director Sugano stated that if approved during the first year tax credit cycle, construction could start in approximately a year and a half.

There were no questions or comments from the public.

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

**MOTION CARRIED** by the following vote:

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

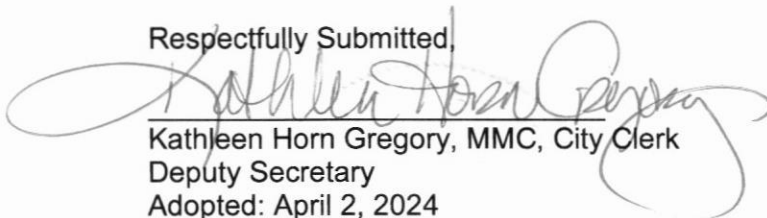
## 5. PUBLIC HEARINGS

None scheduled.

## 6. ADJOURNMENT

There being no further business to discuss, Vice-Chair Waronek asked that the board keep Commissioner Hart in their prayers and after a moment of silence, adjourned the meeting at 5:43 p.m. in memory of Tom Hart, husband of Commissioner Hart.

Respectfully Submitted,



Kathleen Horn Gregory, MMC, City Clerk  
Deputy Secretary  
Adopted: April 2, 2024