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CITY OF LOMITA

30 DAY PUBLIC NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lomita will consider the adoption of Year 5 Permanent Local Housing Allocation (PLHA) funds.

PLHA funds are allocated by the Los Angeles County Development Authority (LACDA), which provides a stable funding source for local governments to address affordable housing stock shortages by increasing the supply of affordable housing, increasing assistance to affordable owner-occupied workforce housing, assisting persons experiencing or at risk of homelessness, facilitating housing affordability; and promoting projects and programs to meet the local government's unmet share of regional housing needs allocation.

The Year 5 PLHA allocation for the City of Lomita is \$63,930. PLHA activities to be funded for the following project:

- **Lomita Manor Operating Subsidy - Proposed Total Budget: \$63,930**

This program covers the costs of facility maintenance for Lomita Manor, a 78-unit HUD subsidized affordable housing development run by the City of Lomita. Constructed in 1985, the facility serves low-income seniors 62 or older and/or disabled adults over the age of 18. Residents of Lomita Manor must be at less than the 80% AMI maximum income threshold established by HUD. PLHA funds will cover costs of facility maintenance, which includes personnel costs for an on-site manager and resident maintenance employee; upkeep; property insurance; and other maintenance contracts to address REAC repairs, among other items. PLHA funds will also cover costs of upgrading deferred capital maintenance. This includes the day-to-day repairs of the Lomita Manor property, such as common areas and areas within the residential units. This work will be conducted by current maintenance and janitorial force account staff. PLHA funds are used to pay for non-personnel and personnel costs.

Said hearing is scheduled for Tuesday, April 21, 2026, at 6:00 PM, or shortly thereafter, in the City Council Chambers of Lomita City Hall, 24300 Narbonne Avenue. Testimony for and against the proposal will be accepted at that time. Comments on the proposed budget may be mailed to the City of Lomita at 24300 Narbonne Avenue, Lomita, CA 90717.

Questions pertaining to this request may be directed to Adrian Fernandez, Community and Economic Development Director, at (310) 325-7110 ext. 122, or by email at a.fernandez@lomitacity.com.

Posted: March 20, 2026