

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, APRIL 7, 2020
VARIOUS TELECONFERENCE LOCATIONS**

NOTE THAT THIS MEETING WAS HELD TELEPHONICALLY PURSUANT TO STATE OF CALIFORNIA EXECUTIVE ORDER N-29-20 ISSUED ON MARCH 17, 2020. ACCORDINGLY, COMMISSIONERS AND THE PUBLIC WERE PROVIDED WITH A CONFERENCE CALL NUMBER AND NO PHYSICAL LOCATION FROM WHICH MEMBERS OF THE PUBLIC COULD OBSERVE THE MEETING AND OFFER PUBLIC COMMENT WAS PROVIDED. ACCESS TO THE MEETING WAS MADE AVAILABLE VIA URL: [UBERCONFERENCE.COM/LOMITACITY](https://uberconference.com/LOMITACITY) OR BY PHONE AT 424-208-2491.

1. OPENING CEREMONIES

a. Call Meeting to Order

The Lomita Housing Authority meeting was called to order by Chair Gazeley at 5:46 p.m., on Tuesday, April 7, 2020.

c. Roll Call

PRESENT: Commissioners: Breitman, Larson, Sanchez, Savidan, Segawa, Vice-Chair Waronek and Chair Gazeley

ABSENT: None

STAFF PRESENT: Executive Director Smoot, Deputy Executive Director Sugano, Assistant General Counsel Rusin, and Deputy Secretary Hill

2. ORAL COMMUNICATIONS

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

3. COMMISSIONER COMMENTS

Commissioner Larson stated that there was a presenter that came to speak to the residents about senior scams.

Commissioner Breitman thanked City Hall employees for their donations of water and toilet paper distributed to the residents of Lomita Manor. Before the stay at home order, the residents had a small St. Patrick's day celebration. She also stated that there are message

boards and tv monitors installed at the complex that help with keeping the residents updated on news and events.

4. CONSENT AGENDA

Chair Gazeley 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.

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

MOTION CARRIED by the following roll call vote:

AYES: Commissioners: Breitman, Larson, Sanchez, Savidan, Segawa, Vice-Chair Waronek and Chair Gazeley

NOES: None

ABSENT: None

- a) Approval of the Housing Authority Minutes of March 3, 2020

RECOMMENDED ACTION: Approve minutes.

Approved the recommended action.

- b) Lomita Manor February 2020 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

Approved the recommended action.

- c) Lomita Manor March 2020 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the report.

Approved the recommended action.

PUBLIC HEARING

5. APPROVAL OF THE PROPOSED FIVE-YEAR ACTION PLAN FOR FISCAL YEARS 2020-2024, AND ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT FOR FISCAL YEAR 2020-2021 FOR THE HOUSING AUTHORITY OF THE CITY OF LOMITA

RECOMMENDED ACTION: It is recommended that after conducting the public hearing that the Board of Commissioners approve the proposed:

1. Five-Year Action Plan for Fiscal Years 2020-2024; and
2. Annual Statement/Performance and Evaluation Report for Fiscal Year 2020-2021

Administrative Analyst Knighton presented the staff report and stated that staff prepared the Five-Year Capital Funds Program Plan covering the fiscal years 2020 through 2024, and 2020 Annual Statement for submittal to HUD. The Five-Year Plan advises HUD and other members of the public about the Public Housing Authority's mission to meet the housing needs of economically disadvantaged seniors by providing accessible, safe, sanitary, affordable housing. The Public Housing Authority adheres to a proactive maintenance schedule to minimize any deficiencies. The proposed Plan also provides a progress report of recently completed projects, which includes: modernized/upgraded fire sprinklers, elevators, fire panel, and common areas. The Public Housing Authority intends to continue to address needs as prioritized by the 2015 Physical Needs Assessment, and the HUD REAC inspection. The proposed Plan was made available for public comment, and a meeting was held in February to receive input from residents regarding the proposed drafts. It is recommended that the Board approve the proposed Five-Year Plan and Annual Statement. Ms. Knighton also noted that the public notice erroneously labeled the proposed Five-Year Plan as 2021-2025, when in fact the Plan per direction from HUD shall range 2020-2024 and all other documents read correctly.

There were no questions or comments from Council. Mayor Gazeley opened up the public hearing at 5:56 p.m. There being no requests from the public to speak, Mayor Gazeley closed the public hearing at 5:56 p.m. and brought the item back to council for a motion.

Council Member Sanchez made a motion, seconded by Council Member Segawa to approve the Five-Year Action Plan for Fiscal Years 2020-2024; and Annual Statement/Performance and Evaluation Report for Fiscal Year 2020-2021.

MOTION CARRIED by the following roll call vote:

AYES: Commissioners: Breitman, Larson, Sanchez, Savidan, Segawa, Vice-Chair Waronek and Chair Gazeley

NOES: None

ABSENT: None

6. ADJOURNMENT

There being no further business to discuss, Chair Gazeley adjourned the meeting at 5:57 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Kathleen Hill". The signature is written in black ink and is positioned above a horizontal line.

Kathleen Hill, CMC
Deputy Secretary
Adopted: June 2, 2020