

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, MAY 3, 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 5:48 p.m. on Tuesday, May 3, 2022.

b. Roll Call

**PRESENT:** Commissioners: Hart, Louviere, Gazeley, Uphoff, Waronek, Vice-Chair Waite, and Chair Segawa (Commissioner Uphoff and Chair Segawa were present in Council Chambers; all others participated via Zoom)

**ABSENT:** None

**STAFF PRESENT:** General Counsel Rusin, Executive Director Smoot, Deputy Executive Director Sugano, Administrative Analyst Ibarra, and Deputy Secretary Gregory (General Counsel Rusin and Executive Director Smoot were present in Council Chambers; all others 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**

Commissioner Louviere reported on the following:

- Easter Bunny visit
- Sandpipers art projects

Commissioner Hart reported on the following:

- Looking forward to birthday celebrations resuming post COVID
- Possible Memorial Day BBQ
- Requested an update regarding HumanGood

**4. CONSENT AGENDA**

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

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

**MOTION CARRIED by the following roll call vote:**

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

NOES: None

ABSENT: None

**Approved the following Consent Agenda items:**

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

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor March 2022 Financial Documents

**RECOMMENDED ACTION:** Approve the monthly financial documents.

- c) Lomita Manor April 2022 Monthly Activity Report

**RECOMMENDED ACTION:** Receive and file the reports.

- 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.

#### **SCHEDULED ITEMS**

#### **5. DISCUSSION AND CONSIDERATION TO APPROVE OF THE LOMITA MANOR OPERATING BUDGET FOR FISCAL YEAR 2022-2023**

**RECOMMENDED ACTION:** Approve the Lomita Manor Operating Budget for Fiscal Year (FY) 2022-2023.

Administrative Analyst Ibarra presented the staff report per the agenda material. There were no requests questions or comments from the Council or public.

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

**MOTION CARRIED by the following roll call vote:**

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

NOES: None

ABSENT: None

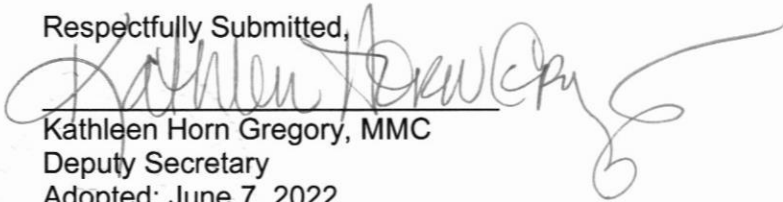
**PUBLIC HEARINGS**

None scheduled.

**6. ADJOURNMENT**

There being no further business to discuss, Chair Segawa adjourned the meeting at 5:54 p.m.

Respectfully Submitted,

  
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Kathleen Horn Gregory, MMC  
Deputy Secretary  
Adopted: June 7, 2022