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Direct questions or concerns to the Commission Liaison at (310) 618-2935, or individual department head prior to submission to the Commission. Parties will be notified if the complaint will be included on a subsequent agenda.

Security procedures: Members of the public will be directed to enter City Hall on the East side of the building through the sliding door. All other entrances will remain locked for entry. Oversized bags or backpacks will not be allowed in the Council Chamber or Commission meeting room. All bags are subject to search.

Any correspondence received after 2:00 p.m. on TUESDAY on any item on the agenda will be provided to the Commission electronically and available for public inspection in the City Clerk's Office. A copy of the correspondence will be available for public inspection in a binder at the back of the Council Chamber or Commission Meeting room.

**TORRANCE COMMISSION ON AGING AGENDA
TUESDAY, JANUARY 6, 2026
REGULAR MEETING
9:30 A.M. IN THE WEST ANNEX COMMISSION MEETING ROOM
AT 3031 TORRANCE BL.**

**THE COMMISSION ON AGING MAY TAKE ACTION ON ANY ITEM
LISTED ON THE AGENDA**

1. CALL MEETING TO ORDER

ROLL CALL: Commission members: Ohno, Kraemer, Wang, Montoya, Bisenieks, and Chair Hileman.

2. FLAG SALUTE

WORDS OF INSPIRATION

3. REPORT OF THE STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Blvd. and on the City's Website on Tuesday, December 30, 2025.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

5. ORAL COMMUNICATIONS (Limited up to a 15-minute period)

*This portion of the meeting is reserved for comment on items on the Consent Calendar or not on the agenda. Under the Ralph M. Brown Act, the Commission cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. **No longer than 1 minute per speaker**. If presenting handout material to Commission, please provide 10 copies to staff before speaking.*

6. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.

6A. Approve Commission Minutes: December 2, 2025

7. ADMINISTRATIVE MATTERS

7A. ACCEPT AND FILE PRESENTATION BY HABITAT FOR HUMANITY OF GREATER LOS ANGELES

Presentation by Melissa Morales, Associate Director of Community Impact.

7B. DISCUSS AND PROVIDE DIRECTION ON SPEAKERS FOR UPCOMING MEETINGS

Recommendation of the Community Services Director that the Commission on Aging discuss and decide on speakers relevant to the senior population.

- 1) **February 3, 2026** – USC’s study on the Alzheimer’s Savvy Caregivers Program. Presentation by Dr. Maria Aranda, PhD, Professor of Social Work and Gerontology, University of Southern California Edward R. Roybal Institute on Aging.
- 2) **March 3, 2026** – John W. Chang, Partner at Patinelli & Chang, LLP, presentation on trusts and wills.
- 3) **April 7, 2026** – Christina Szczypkowski, Torrance PD, presenting on the Return Home Registry program, which helps support members of our senior community.

7C. RECEIVE UPDATES ON THE TORRANCE CENTENARIAN RECIPIENT

Recommendation of the Community Services Director that the Commission on Aging receive an update on a Torrance Centenarian.

- 1) Julia C. Blake
- 2) Rebeca Romero

7D. DISCUSS COMMISSION PROGRAM PARTICIPATION AND DUTIES

Recommendation of the Community Services Director that the Commission on Aging discuss its participation and duties with other commissions and programs.

7E. RECEIVE ORAL REPORTS ON SENIOR CITIZEN CONCERNS

Recommendation of the Community Services Director that the Commission on Aging report on:

- | | | |
|----------------------------------|---|------------------------|
| • City Council Activities | - | Commissioner Hileman |
| • Community Programs | - | Commissioner Kraemer |
| • Health | - | Commissioner Wang |
| • Transportation | - | Commissioner Montoya |
| • Focal Point Programs & Housing | - | Commissioner Bisenieks |
| • Elder Abuse/Fraud | - | Commissioner Ohno |

7F. ACCEPT AND FILE SENIOR SERVICES MONTHLY REPORT

Recommendation of the Community Services Director that the Commission accept and file the senior services division report.

8. COMMISSION ORAL COMMUNICATIONS

9. ADJOURNMENT

9A. Adjournment of Commission on Aging Meeting to Tuesday, February 3, 2026, at 9:30 a.m. located in the West Annex Commission Meeting Room.



**MINUTES OF A REGULAR MEETING OF
THE TORRANCE COMMISSION ON AGING**

1. CALL TO ORDER

The meeting convened on Tuesday, December 2, 2025 at 9:30 a.m. at the West Annex Commission Meeting Room at City Hall, 3031 Torrance Boulevard.

ROLL CALL/MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners Bisenieks, Kraemer, Montoya, Ohno, Wang and Chair Hileman

Absent: None

Also Present: Senior Recreation Supervisor Castro

2. FLAG SALUTE

Commissioner Wang led the Pledge of Allegiance and Commissioner Hileman provided words of inspiration.

3. REPORT OF THE CITY CLERK ON THE POSTING OF THE AGENDA

Senior Recreation Supervisor Castro reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Wednesday, November 26, 2025 by City Clerk Poirier.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

No items.

5. ORAL COMMUNICATIONS

A member of the public spoke.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES – November 4, 2025 Commission on Aging

MOTION: Commissioner Ohno moved to approve the minutes of November 4, 2025 of the Commission on Aging meeting and Commissioner Kraemer seconded. The motion passed by a 6-0 vote.

7. ADMINISTRATIVE MATTERS

7A. ACCEPT AND FILE PRESENTATION BY TORRANCE FOCAL POINT ON AGING

Bea Virobik, Focal Point Manager, presented the report and noted that she had been the Focal Point office manager for 36 years and explained the services provided and the history of the Center. She added that the center had volunteers and detailed the information that was provided in the yearly Service Directory. She stated that the Center did not accept walk-ins but provided assistance through phone calls and forwarding the referrals to the requestors. She noted that the volunteers followed up with the requestors/clients to see if they needed additional assistance and recorded the category of the requests in the monthly log of statistics which were

then compiled for the monthly report. She noted that the new directory was currently scheduled to be printed at the end of the fiscal year, in June or July and added that the directory would also be added to the City's website. She added that the Focal Point was listed in the *5-0 and on the Go* newsletter and requested the Commission's help in raising the public awareness of the service.

There was public comment.

MOTION: Commissioner Ohno moved and Commissioner Montoya seconded, to accept and file the presentation by the Focal Point on Aging. The motion passed by a 6-0 vote.

7B. DISCUSS AND PROVIDE DIRECTION ON SPEAKERS FOR UPCOMING MEETINGS:

Chair Hileman announced the upcoming speakers:

January 6, 2026 – Melissa Morales, Associate Director of Community Impact, Habitat for Humanity of Greater Los Angeles.

February 3, 2026 – USC's study on the Alzheimer's Savvy Caregivers Program. Presentation by Dr. Maria Arand, PhD, Professor of Social Work and Gerontology, University of Southern California Edward R. Roybal Institute of Aging.

March 3, 2026 – John W. Chang, Partner at Patinelli & Chang presentation on trusts and wills.

April 7, 2026 – Christina Szczypkowski, Torrance PD, presenting on their Return to Home Registry, which helped to support members of our senior community.

Commissioner Montoya requested a presentation on being an executor for a will. Senior Recreation Supervisor Castro stated that he would ask John W. Chang if he would be able to include the subject of the responsibilities of being an executor in his March presentation and update the Commission on his response.

7C. UPDATE ON A TORRANCE CENTENARIAN RECIPIENT

Chair Hileman announced that the ceremony for Ms. Ruth Kimiko Inadomi would take place on Tuesday, December 2, 2025 at 6:30 p.m. and encouraged all Commissioners to attend. Commissioners Ohno, Kraemer and Chair Hileman confirmed that they would attend.

7D. RECEIVE ORAL REPORTS ON SENIOR CITIZENS CONCERNS

1. City Council Activities

Commissioner Hileman noted that at the City Council meeting tonight on December 2, 2025, the Council would be discussing the possibility of combining or eliminating some Commissions.

2. Community Programs

Commissioner Kraemer announced that the Santa's sleigh would be traveling through the city in December and reminded the Commission of their opportunity to view the Rose floats at the barn and the Torrance Memorial Christmas tree festival. She added that the Torrance Choral would perform on December 20 at 5:30 p.m. and the Banning Museum would host a Christmas party with the Drum Barracks.

3. Health

Commissioner Wang presented a UCLA report on health and aging which noted that many seniors were aging on their own or "solo aging".

4. Transportation

Commissioner Montoya reported on the requirements for the City and developers to conduct research on the effect on traffic resulting from a new development. He noted that currently in the City there were 1750 units in the planning stages and more information was available on the City website.

5. Focal Point Programs and Housing

Commissioner Bisenieks reported the following statistics for the month of:

November 2025:

Total number of documented calls: 16	Web Inquiries: 134
Miscellaneous calls: 22	Total number of calls received: 38

Of the documented calls there were the following requests:

Requests for transportation 19%	Requests for housing 25%
Requests for legal 13%	

Commissioner Bisenieks announced that there would be a free meeting via zoom on December 10 from 6 p.m. to 7:30 p.m. on fair housing laws and eviction rights. She added that the new Gable House apartments would have 218 apartments.

Elder Abuse/Fraud

Commissioner Ohno discussed the Adult Protective Services 24-hour hotline.

7F. ACCEPT AND FILE SENIOR SERVICES MONTHLY REPORT

Senior Recreation Supervisor Castro presented the Senior Services report for the month of November.

Recreation Supervisor Campos discussed a new program for Seniors which would begin in January 2026 and noted that *Wisdom Wednesdays* would be held at both the Bartlett and the Tillem Centers on Wednesdays and Thursdays at Walteria.

MOTION: Commissioner Kraemer moved and Commissioner Montoya seconded, to accept and file the Senior Services monthly report. The motion passed by a 6-0 vote.

8. ORAL COMMUNICATIONS #2 Commissioners/Staff

Commissioners spoke and requested referrals/business cards for Focal Point.

9. ADJOURNMENT

9A. At 10:42 a.m., Commissioner Montoya moved to adjourn the meeting to the regular meeting on Tuesday, January 6, 2026, at 9:30 a.m. at the West Annex Commission Meeting Room at City Hall, 3031 Torrance Boulevard. The motion was seconded by Commissioner Wang. The motion passed by a 6-0 vote.



Habitat for Humanity of Greater Los Angeles Commission on Aging – January 6, 2025



Building a Greater Los Angeles

Who is Habitat for Humanity of Greater Los Angeles?

Mission

- *Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.*

Vision

- A world where everyone has a decent place to live

Building homes, communities and hope since 1990

- Our goal is to eliminate substandard housing by making decent, sustainable and affordable housing a reality for all.



Building a Greater Los Angeles

Our Impact



Since 1990, we have built, rehabilitated and repaired more than 1,100 homes in neighborhoods across greater Los Angeles county and 500 internationally.



Since 2020, more than 450 individuals received homebuyer education through our HUD-certified counseling agency.



In 2011, we established Habitat for Heroes to engage veterans and active-duty members in the armed services in our mission. Since then, more than 4,000 veterans have volunteered with us, and over 275 have benefited from our housing services.



[Habitat LA ReStores](#) sell new and gently used furniture, home accessories, building materials, and appliances at a fraction of the retail price. Donations made to our ReStores help to divert millions of pounds from our local landfills.

Habitat LA's Program Portfolio

Affordable
Homeownership

Education &
Counseling

Community
Impact

Home
Preservation

Disaster
Response

Volunteer
Opportunities

Homeownership Program Overview

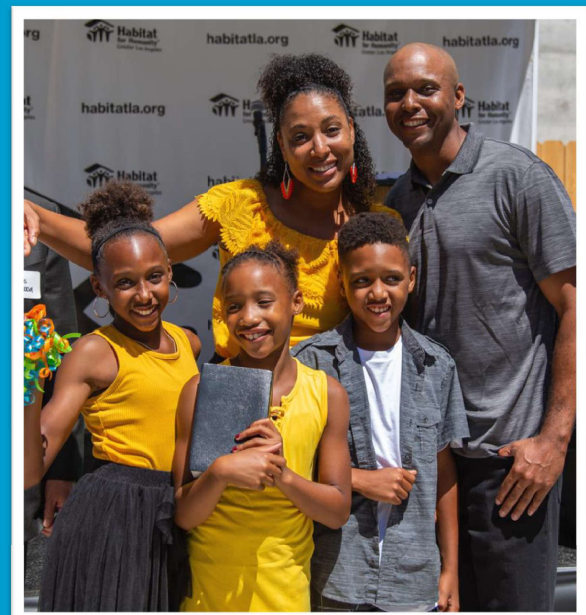


Building a Greater Los Angeles

Homeownership at Habitat LA

Designed To:

- Assist low-income, first-time homebuyers
- Be sold at no profit
- Offer affordable financing options
- Include a homebuyer's contribution
- Require sweat equity hours



Building a Greater Los Angeles

Homeownership Eligibility Requirements

- Afford the upfront and ongoing costs of homeownership
- Fall within income guidelines
- Have a minimum 620 FICO score
- Demonstrate a need for affordable housing
- Willing to partner with Habitat LA
- First-time homeowner as defined by HUD, no homeownership interest in the past 3 years
- Habitat homes must be owner-occupied
- All household members must be U.S. citizens or permanent legal residents
- Married applicants must apply with spouse

Household Income Eligibility 2025-2026

Household Size	50% AMI (Minimum Income)	80% AMI (Maximum Income)
1	\$53,000	\$ 84,850
2	\$60,600	\$96,950
3	\$68,150	\$109,050
4	\$75,750	\$121,150
5	\$81,800	\$130,850
6	\$87,850	\$140,550
7	\$93,900	\$150,250

*I am interested in homeownership but,
I am not quite ready.*

What should I do?

Pathways to Homeownership Program

- ***Pathways to Homeownership* course:** pre-purchase/homebuyer education & counseling program
- **Provides overview of the home-buying process & crucial skills to help participants move toward their goal of homeownership.**
- Not required, but ***highly recommended*** prior to applying for HFHLA Homeownership Program

- **8-hour** homebuyer education program
- Completed in one of **two** ways:
 - Full day
 - 6-part multi-day series
- Successful participants receive completion **certificate-valid for 1 year**
- Can be used with various AHOP programs, including HFHLA



Pathways Workshop Series Topics

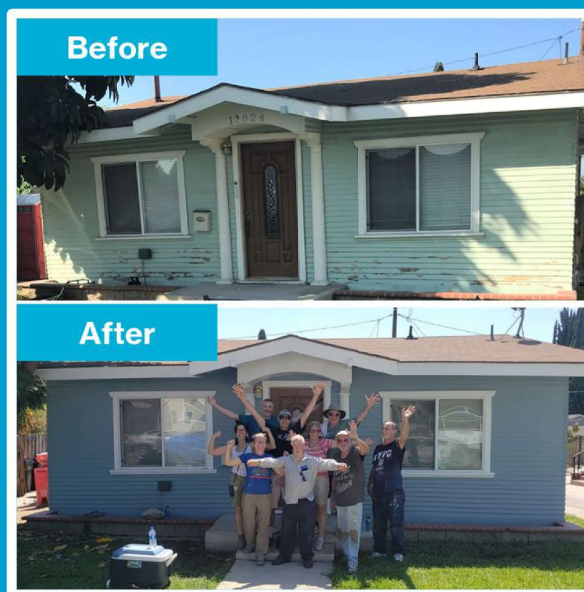
1. Are you Ready to Buy a Home?
2. Managing Your Money
3. Understanding Credit
4. Obtaining a Mortgage Loan
5. Shopping for a Home
6. Protecting Your Investment

Home Preservation

Provide low-income homeowners with low-cost home repairs to address health, safety, and security issues in and around the home or to improve energy efficiency.

Current opportunities:

- City of Inglewood Minor Home Repair Grant
- Watts Neighborhood Home Repair Program
- Lancaster Mobile Home Rehab Program
- San Fernando Home Rehabilitation Grant



Home Preservation Eligibility Requirements

- Must own a home within the Habitat LA service area
- Property must be owner-occupied and serve as the primary residence of all owners on the title.
- The property must be a single-family residence, manufactured home, condominium, town home or duplex.
- Owners of multiple real estate properties are not eligible.
- Homeowners must demonstrate that the following items are current:
 - Mortgage Loan Payment
 - Homeowner's Insurance
 - Property Taxes
- Household income must be below current maximum income limits (see *income eligibility chart*).
- Homeowners must be U.S. Citizens or Permanent Legal Residents

Household Income Eligibility 2025-2026

Household Size	50% AMI (Minimum Income)	80% AMI (Maximum Income)
1	\$53,000	\$ 84,850
2	\$60,600	\$96,950
3	\$68,150	\$109,050
4	\$75,750	\$121,150
5	\$81,800	\$130,850
6	\$87,850	\$140,550
7	\$93,900	\$150,250

Older Adults Home Modification Grant

The home modification program enables low-income elderly (aged 62 or older) people to remain in their homes through low-cost, low barrier, high impact home modifications.

Repairs & Upgrades Available:

Grab bars

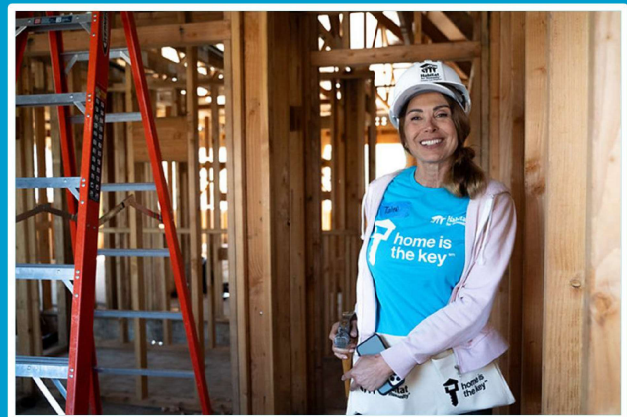
- Handrails
- Ramps
- Raised toilets
- Door levers
- Handheld shower heads
- Accessible bathroom sinks
- and More



Building a Greater Los Angeles

Volunteer Opportunities

- Volunteers are a critical part of our mission, providing support on the construction site, in our offices, in our ReStores, and at our special events.
- In addition to general volunteers, we have Crew Leader and Host Site opportunities available as well as specialized opportunities based on skill and interest!
- To register to become a volunteer, visit our website and sign up for updates.



Building a Greater Los Angeles

Habitat LA ReStores



- The ReStore accepts new, used, discontinued or surplus building materials, appliances and home furnishing
- All donations are tax-deductible
- Stores in Mid-Wilshire, Bellflower and Torrance
- ReStore revenue supports Habitat LA's mission

Scan to Get Into Habitat LA's Database for More Information



Scan to sign up to learn more about our upcoming programs and opportunities!

Melissa Morales-Quezada
mmorales@habitatla.org

Kathia Rodriguez
krodriguez@habitatla.org

Naomi Zahler
nzahler@habitatla.org

Visit our website habitatla.org to learn more!

For Commission Meeting
January 6, 2026

TO: COMMISSION ON AGING

FROM: JESUS CASTRO, SENIOR RECREATION SUPERVISOR

SUBJECT: SENIOR SERVICES MONTHLY REPORT FOR DECEMBER 2025

The following is information regarding senior services programs for December 2025:

SENIOR SERVICES

Jesus Castro, Senior Recreation Supervisor; Sal Campos, Recreation Supervisor; Linda Wilson-Gray, Senior Program Specialist.

Focal Point on Aging

- There was no meeting in December. The next meeting is scheduled for Friday, January 16, 2026.
- Volunteers: 8
- Volunteer Hours: 110

Senior Citizens Programs (Bartlett Center, Tillim, Walteria)

- Our Arts and Crafts program remains strong at Tillim on Tuesdays, while the beading workshop has returned to Bartlett Center since work on the Hobby Shop was completed and the room was reopened.
- On Wednesday December 17, Bartlett Center hosted a Holiday Luncheon 11:30 a.m. The dining room was beautifully decorated with what felt like holiday magic by volunteers from Easter Seals and members from our 5-0 And on the Go program.
- The menu included roasted ham, sweet potatoes, mixed veggies, a dinner roll, and pecan pie. Chef Fred delivered delicious meals that were enjoyed by all 60 seniors in attendance.

Bartlett Center Activities:

- December 19, the monthly Karaoke activity saw a small but dedicated group. The few who dared to perform were loud and energetic. As always, there were a few timid observers who enjoyed listening to others sing.
- On Wednesday, December 10, the Foundation for Senior Services presented “*Difficult Conversations with Aging Loved Ones*” to 12 attendees, highlighting important but dreaded conversation to have amongst family and friends regarding health, financial, and other important decisions that might need to be made as we age.
- Movie Matinee continued, featuring Holiday movies on Thursdays at 12:15 p.m. in Ritsema Hall, averaging 10–12 attendees weekly.
- Bartlett Center hosted an Ugly Sweater and a Santa Hat contest immediately following the Holiday Luncheon on Wednesday, December 17, at 12:30 p.m. The crowd was very excited and had an amazing time showing off their sweaters and festive Santa hats. Winners received small prizes that were donated by community members and local businesses.

BARTLETT SENIOR CENTER PROGRAMS AND CLASS ATTENDANCE

PROGRAM	ATTENDANCE
Beading Workshop	36

Cards	57
Craft Workshop	8
Drop-ins	63
Table, Games, and Puzzles	0
Lapidary	31
Line Dancing	104
Paid Lunches	276
Pool	58
Senior Discussion (Friday afternoon)	12
Telephone Log	307
Television	0
OLEF Chair Fusion	36
OLEF Fitness Difference	81
OLEF Salsa for Seniors	24
OLEF Spanish Class	0
Walking Club	18
Gardening Club	0
Mini-Fitness Center	4
Coffee with Maxine	63
Meditation	22
English/Spanish Book Club	8
Volunteers	1
Radio Club	7
Movies	31
TOTALS:	1,247

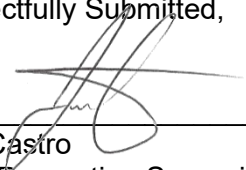
TILLIM SENIOR CENTER

PROGRAM	ATTENDANCE
Bingo	5
Cards	47
Creative Crafters	51
Drop-ins	8
Games	3
Pool	0
Telephone	0
Volunteers	0
Watercolor workshop	25
We Empower One Another	0
TOTALS	139

WALTERIA SENIOR CENTER


PROGRAM	ATTENDANCE
Cards	0
Games	0
Ping Pong	120
Drop-ins	11
TOTALS	131

Respectfully Submitted,



Jesus Castro
Senior Recreation Supervisor

CONCUR:



Garrett Craig
Recreation Services Manager

Painting at Tillim Senior Center



Holiday Luncheon at Bartlett



Ukulele Players at the Bartlett Senior Center



Members of the Torrance Travelers group at the Mission Inn Holiday Lights Trip on December 10.