



SPECIAL JOINT CITY COUNCIL/HOUSING AUTHORITY SPECIAL JOINT MEETING AGENDA

Tuesday, May 26, 2026 at 5:30 p.m.

**SOUTH GATE COUNCIL CHAMBERS
8650 CALIFORNIA AVE
SOUTH GATE, CA 90280**

**VIEW MEETING LIVE ONLINE AT:
[HTTPS://WWW.YOUTUBE.COM/@SOUTHGATECA90280](https://www.youtube.com/@southgateca90280)**

Call to Order/Roll Call

CALL TO ORDER:

Joshua Barron, Mayor/Chairperson

ROLL CALL:

Yodit Glaze, City Clerk/Recording Secretary

Council Members/Agency Members

MAYOR/CHAIRPERSON

Joshua Barron

CITY CLERK/RECORDING SECRETARY

Yodit Glaze

VICE MAYOR/CHAIRPERSON

Al Rios

CITY ATTORNEY/AUTHORITY COUNSEL

Raul F. Salinas

COUNCIL MEMBERS/AGENCY MEMBERS

Maria Davila

Maria Del Pilar Avalos

Gil Hurtado

CITY/MANAGER/EXECUTIVE DIRECTOR

Robert Houston

DIRECTOR OF COMMUNITY DEVELOPMENT/ SECRETARY

Gabriel Perez

If you would like to participate in this meeting, you can participate via the following options:

1. VIEW THE MEETING LIVE ONLINE AT: [South Gate, CA - YouTube](https://www.youtube.com/@southgateca90280) Please allow up to 24 hours after the meeting for the archive to be available.

2. PARTICIPATE BEFORE THE MEETING by emailing the City Clerk at: yglaze@sogate.org no later than 4:00 p.m. on the day of the meeting. Please write "Public Comment" in the subject line.

3. ATTEND THE MEETING IN PERSON *The disruption in service of any alternative method does not preclude the City Council or other legislative body from taking further action and moving forward on the agenda.

Meeting Schedule

The regular meetings of the Authority Members are held on the second and fourth Tuesday of each month, closed session business will usually commence at 5:30 p.m., when scheduled, and general business session will commence at 6:30 p.m.

Brown Act

Agendas are drafted to accurately state what the legislative body is being asked to consider. The legislative body can take action on "all items" listed on the agenda and be in compliance with the open meeting laws. Under the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The governing body may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

City's Vision Statement

We envision a thriving, safe and inclusive community where everyone has the opportunity to access exceptional services, education and support to be resilient and live full, vibrant lives.

Public Communications

Public Comments on agenda items are limited to three (3) minutes. All comments are to be addressed directly to the Authority Members not to the members of the public.

Emails for public comment received prior to 4:00 pm on the day of the Council Meeting will be summarized by the City Clerk, not read in its entirety. A copy of the email will be provided to the City Council and will also be available at the City Clerk's Office for public review. A copy of each email will be recorded for public record and noted on the official minutes of tonight's meeting.

Open Session Agenda

1. Proclamation declaring May 17-23, 2026, as National Public Works Week

The City Council will issue a Proclamation declaring May 17-23, 2026, as National Public Works Week

Documents:

[Item 1 Report 05262026 - Special Joint.pdf](#)

2. Proclamation Declaring May 23, 2026, as Memorial Day

The City Council will issue a Proclamation declaring May 23, 2026, as Memorial Day.

Documents:

[Item 2 Report 05262026 - Special Joint.pdf](#)

3. Approve Minutes of City Council and South Gate Housing Authority Meeting Minutes

The City Council and South Gate Housing Authority will consider: (CLERK)

- a. Approving the Special Joint Meeting Minutes of October 22, 2024; and
- b. Approving the Special Joint Meeting Minutes of May 12, 2026.

Documents:

[Item 3 Report 05262026 - Special Joint.pdf](#)

Closed Session Agenda

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1. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8

Property APN: 6264-004-900
Property Address: 13050 Paramount Blvd., South Gate, CA 90280
City Negotiator: Rob Houston, City Manager
Negotiating with: TBD
Under Negotiation: Terms of Sale

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Documents:

[Item 1 Report 05262026 Closed Joint.pdf](#)

Comments From The Audience - Non-Agenda Items

Reports And Comments From City Officials

Adjournment

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on May 21, 2026, at 5:10 p.m., as required by law.

Yodit Glaze

City Clerk

GENERAL NOTICE TO THE PUBLIC

The City Council adopted new rules relating to the conduct of the public meetings, proceedings, and business in the City of South Gate on July 12, 2022, (Resolution 2022-38-CC) and go into effect on August 1, 2022. Resolution #2022-38-CC is available at the City Clerk's Office.

MEETING SCHEDULE

Regular meetings of the Housing Authority are held on the second and fourth Tuesday of each month, closed session meetings will commence at 5:30 p.m. unless posted otherwise on its agenda. The regular City Council meetings will commence at 6:30 p.m. Agendas are available at the following locations: City Clerk's Office, Public Notice Boards at City Hall, and on the City's web page at <https://www.cityofsouthgate.org>

The Public can sign up to receive automatic notices of postings of agendas for the City Council or any other Commission or Board of the City of South Gate. Visit the City webpage and click on the Agenda & Minutes icon. That will take you the page where an individual can enter their email in the "Email Updates" box to register.

PUBLIC COMMENT/PARTICIPATION

Any person may request to address a legislative body during a public meeting. The Presiding Officer will call upon those present in the Council Chambers first. After all speakers in the Chambers have spoken, the Presiding Officer will call upon those participating via zoom or teleconference.

Speakers are limited to three (3) minutes on any item listed on the agenda, including public hearings. Under Comments from the Audience portion, speakers are also limited to a single three (3) minutes time limit. Comments from the Audience is initially limited to 45 minutes at each meeting. Any speaker still wishing to speak, that did not speak, will have an addition Comments from the Audience opportunity after the last business item is finished. The Presiding Officer may extend the time limit as long as there is no objection from the Housing Authority as a body.

To ensure that the public is able to participate, the City provides the opportunity to submit their comments in person, virtually, email, phone call, mail and any other method which may become available. Methods of participation may be subject to change during other such times when a State of Emergency, Health Order or State Executive Order limits in-person participation.

CURFEW

In absence of a motion duly adopted by majority vote of the Housing Authority, the Presiding Officer may adjourn the Housing Authority meetings at 10:30 p.m. The Presiding Officer may ask the Housing Authority if any agenda items listed should be continued or dealt with during the meeting. For those items to be continued, the Housing Authority can direct the item be placed on the next Housing Authority agenda or the current meeting may be adjourned to a time certain at which time the meeting shall be reconvened as an Adjourned Regular Meeting of the Housing Authority and action upon the published agenda continued.

STAFF REPORTS

As a general rule, staff reports. or other written documentation are prepared/organized with respect to each item of business listed on the agenda. Meeting agendas and staff reports are available at least 72-hours prior to the scheduled regular Housing Authority meeting and a minimum of 24-hours prior to a Housing Authority meeting. There are times when the housing Authority receives written material, revised material after the posting of agendas, these materials are become a public record and will be available for public view within 72-hours after the meeting in which they were received. Those materials

and any other public document can be inspected in the City Clerk's Office located at 8650 California Avenue, South Gate.

SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Housing Authority Meetings, please contact the Office of the City Clerk. Notification 48 hours prior to the Housing Authority Meeting will enable the City to make reasonable arrangements to assure accessibility. For further information, please contact the Office of the City Clerk at (323) 563-9510 or via email at yglaze@sogate.org.

City of South Gate



From the Honorable
Mayor

P R O C L A M A T I O N

Declaring National Public Works Week May 17-23, 2026

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of South Gate; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals who are engineers, managers, and employees at all levels of government and the private sector which are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest of the citizens, civic leaders, and children in South Gate to gain knowledge of, and to maintain an ongoing interest and understanding of, the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2026 marks the 64th Annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, be it proclaimed on this 26th day of May 2026 that I, **Joshua Barron, Mayor of the City of South Gate**, on behalf of the City Council and citizens, do hereby proclaim May 17 through May 23, 2026, as National Public Works Week. I call upon all citizens and civic organizations to recognize the contributions that Public Works staff make every day to improve our health, safety, comfort, and quality of life.



Joshua Barron, Mayor

City of South Gate



From the Honorable
Mayor

P R O C L A M A T I O N

Declaring **May 23, 2026, as Memorial Day**

WHEREAS, Memorial Day stands as a solemn occasion to honor and remember the brave men and women of the United States Armed Forces who have made the ultimate sacrifice in service to our nation; and

WHEREAS, throughout our nation's history, courageous Americans have defended the freedoms and liberties we hold dear, demonstrating unwavering dedication, valor, and patriotism; and

WHEREAS, the City of South Gate proudly recognizes the sacrifices of our fallen heroes and extends its deepest gratitude to the military families whose strength and support have sustained those who served; and

WHEREAS, Memorial Day provides an opportunity for our community to unite in remembrance, reflection, and appreciation for those who gave their lives in defense of our country; and

WHEREAS, the City of South Gate remains committed to honoring the legacy of our veterans and active-duty service members whose service continues to inspire future generations;

NOW, THEREFORE, I, Joshua Barron, Mayor of the City of South Gate, on behalf of the City Council, do hereby proclaim **May 23, 2026,** as Memorial Day in the City of South Gate, and encourage all residents to pause in remembrance and honor the brave men and women who gave their lives in service to the United States of America.

Joshua Barron, Mayor

MAY 21 2026

FILED

11:41 am

Item No. 3

City of South Gate
CITY COUNCIL AND SOUTH GATE
HOUSING AUTHORITY

AGENDA BILL

For the Special Joint Meeting of: May 26, 2026
Originating Department: Office of the City Clerk

City Clerk:  City Manager: 
Yodit Glaze Rob Houston

SUBJECT: APPROVAL OF CITY COUNCIL AND SOUTH GATE HOUSING AUTHORITY MEETING MINUTES

PURPOSE: To historically preserve the events of the City Council/South Gate Housing Authority Meetings.

RECOMMENDED ACTION: The City Council and South Gate Housing Authority will consider:

- a. The Special Joint Meeting Minutes of October 22, 2024; and
- b. The Special Joint Meeting Minutes of May 12, 2026.

FISCAL IMPACT: None

ANALYSIS: The minutes are provided to the City Council and South Gate Housing Authority on Wednesday prior to their regular business meeting. Amendments should be provided to the City Clerk's Office within 24 hours of a City Council/ South Gate Housing Authority Meeting so that verification of the record and corrections are made accordingly. A revised document will be provided to the Special Joint City Council/ South Gate Housing Authority prior to the Meeting.

BACKGROUND: The minutes typically describe the events of the meeting and may include a list of attendees, a statement of the issues considered by the participants, and related responses or decisions for the issues.

ATTACHMENT: City Council/ South Gate Housing Authority Minutes

**CITY OF SOUTH GATE
SPECIAL JOINT CITY COUNCIL/HOUSING AUTHORITY
MEETING MINUTES
TUESDAY, OCTOBER 22, 2024**

CALL TO ORDER Gil Hurtado, Mayor/Chairperson called the Special Joint Meeting of the South Gate City Council and South Gate Housing Authority to order at 7:17 p.m.

ROLL CALL Yodit Glaze, City Clerk

PRESENT Mayor/Chairperson Gil Hurtado, Vice Mayor/Vice Chairperson Maria Davila, Council/Authority Member Maria del Pilar Avalos, and Council/Authority Member Al Rios; City Treasurer Jose De La Paz, City Manager/Executive Director Rob Houston, City Attorney/Authority Counsel Raúl F. Salinas

ABSENT/EXCUSED Council/Authority Member Joshua Barron

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COMMUNITY DEV/
HOUSING**

The City of South Gate City Council and the City of South Gate Housing Authority ("SGHA") approved items A, B & C by motion of Vice Mayor/Vice Chairperson Davila and seconded by Council/Agency Member Avalos:

ROLL CALL: Council/Agency Member Avalos, yes; Council/Agency Member Rios, yes; Vice Mayor/Vice Chairperson Davila, yes; Mayor/Chairperson Hurtado, yes.

- a. Memorandum of Understanding (Contract No. 2024-81-CC) with the County of Los Angeles Department of Children and Family Services to provide supportive services and case management services to participants in the US Department of Housing and Urban Development Foster Youth to Independence Rental Assistance Voucher Program retroactively effective August 1, 2024;
- b. Authorized the City Attorney/Authority Counsel to prepare/review the necessary documents; and
- c. Authorized the City Manager/Executive Director to execute the Memorandum of Understanding with the County of Los Angeles Department of Children and Family Services.

Carol Averell, Housing Manager gave a presentation.

Dexter O'Connell, Director of Youth Policy and Advocacy at Safe Place for Youth and they are in partnership with Jovenes thanked City Council/Housing Authority for participating in this program.

**SPECIAL JOINT CITY COUNCIL & HOUSING AUTHORITY MEETING MINUTES OF
OCTOBER 22, 2024**

Mayor/Chairperson Hurtado asked if anyone in the audience wished to speak on this item or any emails received. Seeing no one step forward nor any emails received; Mayor/Chairperson Hurtado closed the audience portion.

Council/Agency Member Avalos thanked Mr. O'Connell for bringing this item before the Council/Agency Members. She believes this program will be very beneficial.

Vice Mayor/Vice Chairperson Davila agrees with Council/Agency Member Avalos. She believes this program will be very beneficial.

Council/Agency Member Rios asked how many vouchers will be given out. Mr. O'Connell stated DCFS has requested to test the program with five in the first year. If this works well then, a request of 50 per year, but that is not going to be asked of the city. Maybe 10 to 15 vouchers.

Mayor/Chairperson Hurtado stated that over 30 years has been dedicated to the youth programs and there are children going through foster care.

ADJOURNMENT

Council/Agency Member Avalos adjourned the meeting at 7:26 p.m. and seconded by Council/Agency Member Rios.

PASSED and **APPROVED** this day of 2026.

ATTEST:

Joshua Barron, Mayor/Chairperson

Yodit Glaze, City Clerk

**CITY OF SOUTH GATE
SPECIAL JOINT CITY COUNCIL/HOUSING AUTHORITY
MEETING MINUTES
TUESDAY, MAY 12, 2026**

CALL TO ORDER The Special Joint meeting of the City Council South Gate Housing Authority was called to order by Joshua Barron, Mayor/Chairperson at 5:00 p.m.

ROLL CALL City Clerk Yodit Glaze, City Clerk/Recording Secretary

PRESENT Mayor/Chairperson Joshua Barron, Vice Mayor/Vice Chairperson Al Rios, Council/Authority Member Maria Davila, Council/Authority Member Gil Hurtado; City Treasurer Jose De La Paz, City Manager/Executive Director Rob Houston, City Attorney/Authority Counsel Raúl F. Salinas

LATE Council/Authority Member Maria del Pilar Avalos

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DEVELOPMENT It is recommended that the City Council and Housing Authority:

- a. Approve the Memorandum of Understanding (MOU) among the City of South Gate (Contract No. 2026-33-CC), the South Gate Housing Authority (Contract No. 2026-01-HA), and Habitat for Humanity of Greater Los Angeles or Partnership Housing, Inc. (Developer) to establish initial terms for negotiating a Disposition, Development and Loan Agreement (DDA) and an Affordable Housing and Loan Agreement (AHA); and
- b. Authorize the Chairperson of the South Gate Housing Authority and Mayor or authorized designee to execute the MOU in a form approved by the City Attorney.

Carol Averell, Housing Manager, gave the presentation.

Council/Authority Member Avalos asked whether staff will be presenting a detailed financial analysis before any binding agreements with Habitat are considered or executed.

Ms. Averell replied in the affirmative and stated that the city is already in the process of developing the Disposition and Development Agreement. She explained that the agreement will be presented to the Council and Housing Authority at a later date, along with an item regarding the allocation of any City funding for this project. She noted that such an allocation is required in order for Habitat to work with the city and provide a pro forma and analysis of the financing and all funding sources that will be included in the project.

**SPECIAL JOINT CITY COUNCIL AND HOUSING AUTHORITY MEETING
MINUTES OF APRIL 28, 2026**

Council/Authority Member Avalos stated that under Security and Covenants, it indicates that if a buyer decides to sell before the 45-year period is over, they must first offer the property directly to the developer.

Ms. Averell explained that this requirement is part of Habitat for Humanity's program. Habitat holds the first right of rescission, meaning that if a homeowner chooses to sell, the developer has the right to take back the property and then select another qualified low-income family to purchase it.

Council/Authority Member Avalos asked whether the developer would purchase the property at market value or at the original price at which it was initially sold.

Patrick Sunpanich, Senior Director for Government Affairs with Habitat for Humanity, responded that the property would be purchased at the market rate at that time.

Council/Authority Member Avalos asked about the South Gate loan.

Ms. Averell responded by outlining the various funding sources the city has applied for in connection with this project. She explained that the City has allocated HOME funds specifically for this development. In addition, the City has secured state funding, designated PHA funds for the project, and has applied for CalHome funding to support mortgage assistance.

Council/Authority Member Avalos inquired about the DTSC grant funding that Habitat has received and the total amount awarded.

Naomi Zahler, Associate Director of Public Funding and Contracts for Habitat, stated that she believes the DTSC grant amount is \$800,000.

Council/Authority Member Avalos further asked whether there were any estimates indicating that remediation costs might exceed the DTSC grant amount.

Ms. Averell believes that pretty much most of the money is going to be utilized for that remediation. The remediation is quite costly. She also stated the city allocated CDBG funds for the demolition of the structure.

Council/Authority Member Avalos asked what preliminary risks or uncertainties staff would like the Council/Housing Authority to be aware of at this stage, if any.

**SPECIAL JOINT CITY COUNCIL AND HOUSING AUTHORITY MEETING
MINUTES OF APRIL 28, 2026**

Mr. Perez stated that it will be important for the city to resume remediation work, including demolition of the building. He emphasized that no approvals for the project are being considered at this meeting. The project will still require future approval by both the Planning Commission and the City Council.

Council/Authority Member Avalos asked whether there was anything in the proposed MOU that staff recommended the Council or Housing Authority modify prior to approval, or if staff was satisfied with the document as presented.

Mr. Perez stated that staff are satisfied with the MOU as written and recommends moving it forward to the Planning Commission and the City Council for future consideration.

Council/Authority Member Avalos asked if there were any external deadlines, such as funding cycles, that could affect the project's completion timeline.

Ms. Averell stated that for CDBG funding, the project must be completed by the end of the year. She also noted that DTSC's deadline is tied to the completion of the remediation work.

Vice Mayor/Vice Chairperson Rios asked how much the City and Habitat for Humanity have spent to date and what the projected total cost of the project will be.

City Manager/Executive Director Houston clarified for anyone who may be new to the City's housing-related funding discussions over the past year that none of the funding for this project comes from the General Fund.

Ms. Averell explained that projects of this type rely on multiple funding sources.

Ms. Zahler stated the spending of about \$200,000 of the DTSC fund so far. That's just for remediation and doesn't have the exact total for the remediation. DTSC has not expressed concern for the funding, especially since DTSC have waived the fees on their end. She also mentioned that Habitat for LA is exploring a lot of funds for the development, including new market tax credits and LACAHS funds.

Council/Authority Member Avalos asked how much additional funding the City anticipates contributing to this specific project, excluding General Fund dollars.

**SPECIAL JOINT CITY COUNCIL AND HOUSING AUTHORITY MEETING
MINUTES OF APRIL 28, 2026**

Ms. Averell responded that the HOME funds represent the final City-controlled funding source currently committed. She explained that the city must still evaluate all other funding sources that Habitat for Humanity will bring to the project. This evaluation will be part of the financial analysis conducted through the pro forma to determine the City's total contribution. As an example, she noted that the city applied for \$5 million in CalHome funding to support mortgage assistance for two affordable housing projects, and the full amount was awarded. Habitat will utilize at least half of those funds to provide up to \$200,000 in mortgage assistance for the fourteen (14) units.

Council/Authority Member Hurtado and Mayor/Chairperson Barron expressed that they are looking forward to seeing this project get off the ground.

City Attorney/Authority Counsel Salinas reiterated that he previously served on the Board of Directors for Habitat for Humanity of Greater Los Angeles, a role he was proud to hold. He clarified that he no longer serves on the fiduciary board and currently participates only as a member of the Ameritas Board. He further stated that he has no legal obligations to the organization and does not receive any income from it.

Council/Authority Member Hurtado stated that when the property is eventually sold, there will be a profit because the original appraisal value is no longer accurate. He added that the proceeds would return to the housing program.

Council/Authority Member Avalos asked whether, once all the properties are sold, the City will release the titles to the new homeowners indicating that the City-provided mortgage has been fully paid off.

Ms. Averell clarified that under the mortgage assistance program, homeowners will still be responsible for making certain mortgage payments. She explained that in some cases the City may structure the assistance as deferred, meaning repayment would occur upon sale, transfer, or refinancing of the property. She added that the city is currently finalizing the program guidelines.

Council/Authority Member Avalos asked whether the City would recover any of the funds it contributes.

Ms. Averell responded that the city would receive a portion back.

Mr. Sunpanich added that repayment structures vary depending on the municipality partnering with Habitat for Humanity.

**SPECIAL JOINT CITY COUNCIL AND HOUSING AUTHORITY MEETING
MINUTES OF APRIL 28, 2026**

EMAILS

Mario Dominguez, a South Gate resident, raised concerns regarding soil contamination at the proposed 14 town home development and requested information on the timeline for remediation and disposal of the contaminated soil. He also asked about next steps following remediation including site development plans, additional testing and urges the city to avoid delays experienced in the past projects.

Council/Authority Member Hurtado motioned, seconded by Mayor/Chairperson Barron to approve items A & B.

ROLL CALL: Council/Authority, Avalos, yes; Council/Authority Hurtado, yes; Council/Authority Davila, yes; Vice Mayor/Vice Chairperson Rios, yes; Mayor/Chairperson Barron, yes.

ADJOURNMENT

Mayor/Chairperson Barron unanimously adjourned the meeting at 5:28 p.m. and seconded by Council/Authority Member Hurtado.

PASSED and APPROVED this day of 2026.

ATTEST:

Joshua Barron, Chairperson

Yodit Glaze, City Clerk

MAY 20 2026

FILED

1:39PM

MEMORANDUM

CITY MANAGER'S OFFICE

MAY 20 2026

TO: Rob Houston, City Manager

FROM: Raul F. Salinas, City Attorney *RS*

DATE: May 20, 2026

SUBJECT: **CLOSED SESSION ITEMS FOR THE SPECIAL JOINT CITY COUNCIL
AND HOUSING AUTHORITY MEETING OF MAY 26, 2026**

The following items should be listed on the Closed Session Agenda for the Special Joint City Council and Housing Authority Meeting on May 26, 2026, at 5:30 p.m. in City Council Chambers:

1. **CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY NEGOTIATIONS**

Pursuant to Government Code Section 54956.8

Property APN:	6264-004-900
Property Address:	13050 Paramount Blvd., South Gate, California 90280
City Negotiator:	Rob Houston, City Manager
Negotiating with:	TBD
Under Negotiation:	Terms of Sale

If you have any questions, please do not hesitate to contact the City Attorney's Office immediately.