



## HOUSING AUTHORITY REGULAR MEETING AGENDA

Tuesday, April 11, 2023 at 5:20 p.m.

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

**DIAL-IN-NUMBER: 1 (669) 900-6833  
MEETING ID: 853 3594 8520  
[HTTPS://US02WEB.ZOOM.US/J/85335948520](https://us02web.zoom.us/j/85335948520)**

**\*Chair Avalos and Authority Member Davila will be participating via  
teleconference**

**Hyatt Regency Sacramento**

**1209 L Street Sacramento, California, 95814**

**Call to Order/Roll Call**

**CALL TO ORDER:** Maria del Pilar Avalos, Chair  
**ROLL CALL:** Yodit Glaze, City Clerk

### **City Officials**

**CHAIR**  
Maria del Pilar Avalos

**CITY CLERK**  
Yodit Glaze

**VICE CHAIR**  
Gil Hurtado

**EXECUTIVE DIRECTOR**  
Chris Jeffers

**AUTHORITY MEMBERS**  
Joshua Barron  
Maria Davila

**CITY ATTORNEY**  
Raul F. Salinas

## **Meeting Schedule**

The regular meetings of the City Council 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 Agency Members not to the members of the public.

Emails for public comment received prior to 12pm 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.

## **Meeting Compensation Disclosure**

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by Authority Members is \$75.00 monthly regardless of the amount of meetings.

## **Public Hearings**

### **1. The South Gate Housing Authority Public Housing Agency FY 2023-2024 Annual Plan**

Following the conclusion of the Public Hearing, the South Gate Housing Authority will consider: (CD)

a. Approving the Annual Public Housing Agency (PHA) Plan for Fiscal Year 2023/24 pertaining to the City's Section 8 Program and the City's Housing Authority's overall mission;

b. Authorizing the Chairperson to execute the Certification by State or Local Official of PHA Plans, the Civil Rights Certification, and the PHA Certification of Compliance with

the PHA Plan and Related Regulations, in a form acceptable to the City Attorney; and

c. Authorizing the Executive Director, or his designee, to submit the PHA Plans to the U.S. Department of Housing and Urban Development.

Documents:

[Item 1 Report 04112023 HA.pdf](#)

## **Open Session**

### **2. Minutes**

The Housing Authority will consider approving the Regular Meeting Minutes of December 13, 2022. (CLERK)

Documents:

[Item 2 Report 04112022 HA.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 April 5, 2023, at 3:25 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 City Council 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 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 City Council 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 City Council, the Presiding Officer may adjourn the City Council meetings at 10:30 p.m. The Presiding Officer may ask the City Council if any agenda items listed should be continued or dealt with during the meeting. For those items to be continued, the City Council can direct the item be placed on the next City Council 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 City Council 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 City Council meeting and a minimum of 24-hours prior to a Special City Council meeting. There are times when the City Council 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 City Council Meetings, please contact the Office of the City Clerk. Notification 48 hours prior to the City Council 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](mailto:yglaze@sogate.org).

*City of South Gate*  
SOUTH GATE HOUSING AUTHORITY  
**AGENDA BILL**

For the Regular Meeting of April 11, 2022  
Originating Department: Community Development

Director: *Jared G. Amador* Executive Director: *CJ*  
Meredith T. Elguira Chris Jeffers

**SUBJECT: SOUTH GATE HOUSING AUTHORITY ANNUAL PUBLIC HOUSING AGENCY PLAN AND FIVE-YEAR PUBLIC HOUSING AGENCY PLAN**

**PURPOSE:** The U.S. Department of Housing and Urban Development (HUD) requires the South Gate Housing Authority (SGHA) prepare and submit an Annual Public Housing Agency Plan as part of the Five-Year Public Housing Agency Plan that identifies the City's goals that will be accomplished during the program year.

**RECOMMENDED ACTIONS:** Following the conclusion of the Public Hearing, the South Gate Housing Authority will consider:

- a. Approving the Annual Public Housing Agency (PHA) Plan for Fiscal Year 2023/24 pertaining to the City's Section 8 Program and the City's Housing Authority's overall mission;
- b. Authorizing the Chairperson to execute the Certification by State or Local Official of PHA Plans, the Civil Rights Certification, and the PHA Certification of Compliance with the PHA Plan and Related Regulations, in a form acceptable to the City Attorney; and
- c. Authorizing the Executive Director, or his designee, to submit the PHA Plans to the U.S. Department of Housing and Urban Development.

**FISCAL IMPACT:** There is no fiscal impact to the General Fund.

**NOTICING REQUIREMENTS:** Advertising and notification of the Public Hearing was conducted in compliance with the Municipal Code Section 11.50.020 (Public Hearing Notification) and was published in the *Los Angeles Wave* newspaper on February 9, 2023. A copy of the draft PHA Plan was available for public review on the Community Development Department webpage in the City's website.

**ANALYSIS:** As a condition of continued funding for the Section 8 Program, HUD requires the Housing Authority to prepare and submit an Annual PHA Plan. The Annual PHA Plan provides details about the Housing Authority's operations, program participants and services. Approval of the Five-Year PHA Plan and Annual PHA Plan are requirements from HUD.

The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low-income, and extremely low- income families. The PHA plan includes 34 Emergency Housing Vouchers (EHV) to be distributed to at risk population. To date, 29 EHV vouchers have been issued. Staff will continue to increase the lease up rate with the goal of reaching 98%; the Agency's goal is to maintain its "High Performer" status with HUD.

It is recommended that the Housing Authority Board approve the Annual PHA Plan for Fiscal Year 2023/24, authorize the Chairperson to execute the appropriate documents, and authorize the City Manager, or his designee, to submit the PHA Plan to HUD. Each qualified PHA must conduct a public hearing regarding any changes to the goals, objectives, and policies and invite public comment regarding such changes. The qualified PHA must also consult with and consider the recommendations of the resident advisory boards for the agency at the public hearing.

#### Resident Advisory Board Review and Comments

The Resident Advisory Board met on February 16, 2023, via Zoom teleconference to review the proposed plan prior to presenting to the Housing Authority Board. The Resident Advisory Board consists of current participants of the Housing Choice Voucher (HCV) program who are interested in participating and providing their comment(s). The SGHA sent out a notice to all participants prior to the scheduled meeting and no public comments were received during the meeting.

In addition to submitting the PHA Plan to HUD, the Housing Authority is also required to submit the following items:

- Resident Advisory Board Comments - No comments were received.
- HUD Form 50077-ST-HCV-HP Certification of Compliance with the PHA Plans and Related Regulations.
- HUD Form 50077-SL-Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan.
- HUD Form 50077-CR-Civil Rights Certification.

The Housing Authority is also required to keep a copy of the executed HUD Form entitled "Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan" on file to be readily available.

**BACKGROUND:** In 1998, HUD published Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), creating significant changes and new requirements for administration of the Section 8 Program. One requirement of the QHWRA mandates that Housing Authorities prepare an Agency Five-Year and Annual Plan (generally referred to as "The Agency Plan"). It was HUD's intent that the Annual Plan would provide detailed information about the status of the Section 8 Program.

In 2015, HUD issued Public and Indian Housing (PIH) notice 2015-18 and instituted a revised, streamlined Agency Plan process to reduce burdens on Housing Authorities. Additionally, for Housing Authorities rated as "High Performers," no changes to the Annual portion of the PHA

Plan are required for the four years following the initial adoption of the 5-Year portion of the PHA Plan.

In 2020, the SGHA once again received “High Performer” status recognition from HUD. High performing agencies are exempt from submitting a full update of their annual agency plan. “High Performer” status is achieved by obtaining a score of 90% or more on HUD’s annual Section 8 Management Assessment Program (SEMAP) certification. The SEMAP certification consists of fourteen (14) individual indicators. HUD assigns a rating on each of the fourteen (14) indicators and an overall performance rating. South Gate has earned the “High Performer” rating for the past ten years.

Included in the PHA are the Housing Authority’s goals and objectives for the 2023-2024 period. Housing Division staff will continue striving to maintain its “High Performer” rating by utilizing all available Housing Assistance Payments (HAP), by adhering to all regulations and established policies, and by managing the program in an efficient and responsible manner.

In addition, the SGHA will be purging its waiting list during this fiscal year since it has not been open since 2016. The SGHA will open the waiting list and conduct a lottery to select new applicants that will be placed on the waiting list.

The SGHA continues to conduct landlord outreach to achieve a higher lease up to provide more housing units to applicants and current participants.

The SGHA receives federal funds from HUD to administer the HCV and EHV programs. The HCV program provides assistance to low-income families within the agency’s jurisdiction. The HCV program has been with the City of South Gate since the 1970s and is currently assisting approximately 350 families. The HCV provides 70% subsidy to qualified participants. Based on participants’ household incomes, subsidies range from approximately \$600 to \$2,000 per month for one to four-bedroom units. The projected annual budget of the Program is \$5,325,756, which includes approximately \$600,000 in administration fees for the HCV program and \$119,000 in administration fees for the EHV program.

**ATTACHMENT:** South Gate Housing Authority FY 23-24 Annual Plan with certifications





FY 2023-2024

# South Gate Housing Authority FY 23-24 Annual Plan



<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<p> <b>PHA Name:</b> <u>South Gate Housing Authority</u> <b>PHA Code:</b> <u>CA119</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2023</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs)</b> <u>654</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.         </p> <p>           Copies of the, Annual PHA Plan, 5-Year Plan are available to the public at- 8650 California Avenue, South Gate, CA 90280         </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)         </p> <table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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<b>B.</b>	<b>Annual Plan.</b>				
<b>B.1</b>	<b>Revision of PHA Plan Elements.</b> (a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y   N <input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s):				
<b>B.2</b>	<b>New Activities</b> (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y   N <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. (b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. We would like to convert up to 113 of our Housing Choice Vouchers to Project based vouchers. We are looking at providing these vouchers to projects citywide and a percentage to very low-income areas. This will help to maximize the utilization of our vouchers which will in turn improve our lease up rate.				
<b>B.3</b>	<b>Most Recent Fiscal Year Audit.</b> (a) Were there any findings in the most recent FY Audit? Y   N   N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:				
<b>B.4</b>	<b>Civil Rights Certification</b> <a href="#">Form HUD-50077</a> , <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.				
<b>B.5</b>	<b>Certification by State or Local Officials.</b> <a href="#">Form HUD 50077-SL</a> , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.				

<p><b>B.6</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>The SGHA continues to achieve its mission and stated goals by expanding the supply of quality affordable housing, promoting economic opportunities, and consistently seeking to ensure equal opportunity for affordable housing in our community. SGHA identified and implemented strategies to address needs as follows:</p> <ul style="list-style-type: none"> <li>• The Wait list was opened in 2016 and had over 9,000 applicants we placed 2,500 people on the Waiting List</li> <li>• Continuously call applicants from the Waiting List to reach and maintain a 98% lease up rate.             <ul style="list-style-type: none"> <li>✓ Although the Agency lease-up rate is not at the proposed goal, the Agency has utilized 90%-95% of the monthly Authorized Budget Authority and approximately 2,162 applicants from the waiting list were called for intake.</li> </ul> </li> <li>• The SGHA has received 34 Emergency Housing Vouchers we have issued a total of 29 vouchers intend to utilize all the vouchers.</li> <li>• The SGHA would like to convert some of our Housing Choice Vouchers to Project Based Vouchers.</li> <li>• Promote equal opportunity housing by recommending landlords to educational workshops offered by the Fair Housing Foundation             <ul style="list-style-type: none"> <li>✓ The Agency hosted workshops presented by the Fair Housing Council of Long Beach twice per year. Staff refers residents daily to the Fair Housing Foundation hotline.</li> </ul> </li> <li>• Continue to apply protection under VAWA to applicants and participants that are denied or terminated assistance and are, or have been, a victim of domestic violence, dating violence, sexual assault, or stalking, which may have caused the denial or termination.             <ul style="list-style-type: none"> <li>✓ The Agency continues to apply protection under VAWA to applicants and participants that are denied or terminated assistance.</li> </ul> </li> <li>• Maximize housing choices for participants by increasing unit comparable to the Agency's rent reasonableness database.             <ul style="list-style-type: none"> <li>✓ The Agency contracted with GoSection 8. The GoSection 8 provides access to their internet-based databank of open market rental units in the jurisdiction that are used as comparable for rent reasonableness. The agency provided Courtesy Property Listings and GoSection 8 referrals to assist in locating affordable units in a variety of areas.</li> </ul> </li> <li>• SGHA has partnerships with other City departments and nonprofit agencies contracted to support City of South Gate centers to increase services and resources available to HCV voucher holders to move towards personal development, education, and employability.</li> <li>• The City of South Gate serves as a member of the region's Continuum of Care to collaborate with Los Angeles County homeless community.</li> </ul> <p>SGHA efforts and accomplishments to address COVID include:</p> <ul style="list-style-type: none"> <li>• SGHA implemented HUD COVID waivers and has requested extensions on some COVID waivers.</li> <li>• Revised SGHA's way of delivering services through staff telework, counter open daily for a few hours for paperwork drop off/pick up, installing an exterior drop box for customer convenience and enhanced safety, and implemented phone/video appointments, and virtual Briefings.</li> </ul>
<p><b>B.7</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y    N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>The Resident Advisory Board meeting was held on February 16, 2023. No comments were received.</p>

## Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

### A. PHA Information. All PHAs must complete this section. (24 CFR §903.23(4)(e))

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

### B. Annual Plan. All PHAs must complete this section. (24 CFR §903.11(c)(3))

**B.1 Revision of PHA Plan Elements.** PHAs must:



Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)(3)(4))

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(iii))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

**B.2 New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

☐ **Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.11(c)(3), 24 CFR §903.7(p))

**B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

**B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

**B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality



# **Certification of Compliance with PHA Plans and Related Regulations**

HUD-50077-CR

# Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

## Civil Rights Certification

### Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 07/2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

South Gate Housing Authority

PHA Name

CA119

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:

Chris Jeffers

Signature

Date

Name of Board Chairperson:

Maria del Pilar Avalos

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# **Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan**

HUD-50077-SL

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Chris Jeffers, the City Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal  
year 2023 of the South Gate Housing Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of South Gate  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The PHA Plan is consistent with the Consolidated Plan where it addresses the need to provide decent, safe, sanitary, and  
affordable rental units. A disproportionately greater need exists when the members of a racial or ethnic group at a given  
income level experience housing problems at a greater rate (10 percentage points or more) than the income level. For  
example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-  
income Hispanic households have a housing problem.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will  
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Chris Jeffers	City Manager
Signature:	Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.  
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information  
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing  
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD  
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# **Certifications of Compliance with PHA Plans and Related Regulations**

HUD-50077-ST-HCV-HP



**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2023, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

South Gate Housing Authority  
PHA Name

CA119  
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2023

       5-Year PHA Plan for Fiscal Years 20       - 20      

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director		Name Board Chairman	
Chris Jeffers		Maria del Pilar Avalos	
Signature	Date	Signature	Date

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The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# **Proof of Publication**

**SOUTH GATE PRESS**

3731 WILSHIRE BLVD STE 840, LOS ANGELES, CA 90015  
Telephone (323) 556-5720 / Fax (213) 834-0584

Yodit Glaze, City Clerk  
CITY OF SOUTH GATE /CITY CLERK  
8650 CALIFORNIA AVE  
SOUTH GATE, CA - 90280

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

State of California )  
County of LOS ANGELES ) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:  
SG Housing Authority 2023-2024 Annual Plan

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SOUTH GATE PRESS, a newspaper published in the English language in the city of SOUTH GATE, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/19/1929, Case No. 273415. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02/09/2023

Executed on: 02/09/2023  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



\* A 0 0 0 0 0 6 2 3 0 3 6 4 \*

Email

This space for filing stamp only

Office of the  
South Gate City Clerk

FEB 13 2023

FILED

PRE#: 3667427

**CITY OF SOUTH GATE  
NOTICE OF PUBLIC HEARING FOR  
ADOPTION OF THE SOUTH GATE HOUSING  
AUTHORITY**

**2023-2024 ANNUAL PLAN**  
NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of South Gate City Council to consider the adoption of the South Gate Housing Authority's 2023-2024 Annual Plan. The Annual Public Housing Agency Plan provides information about the Agency's operations, services, and the Agency's strategy for addressing the needs of the community in the upcoming fiscal year. The Annual Plan covers the administration of the Housing Choice Voucher (Section 8) program for the period of July 1, 2023 - June 30, 2024.

**DATE OF HEARING:** April 11, 2023, at 5:30 p.m.  
**LOCATION OF HEARING:** Members of the public wishing to observe the meeting may join through a Call-in Conference. For the updated Dial-in Number and Conference Code for the April 11<sup>th</sup> City Council meeting please visit the City's website at [www.cityofsouthgate.org/AgendaCenter](https://www.cityofsouthgate.org/AgendaCenter).

**PERSONS INTERESTED IN THIS MATTER** are invited to attend this hearing to express their opinion on the above matter.

The South Gate Housing Authority's 2023-2024 Annual PHA Plan will be available for public review at the City of South Gate Community Development Department webpage: <https://www.cityofsouthgate.org/Government/Departments/Community-Development/Housing-Authority/Section-8-Information#section-6>. The public review and comment period will be from Thursday, February 16, 2023, through Monday April 10, 2023. Citizens wishing to comment on the Annual PHA Plan must do so in writing. Comments may be submitted in writing by mailing comments to South Gate Housing Authority, Attn: Carol Averell, Housing Manager, 8650 California Avenue, South Gate, CA 90280, via email at [caverell@sogate.org](mailto:caverell@sogate.org) or by calling in during the meeting. Those desiring a copy of the staff report of further information related to this project should contact:

Contact: Carol Averell, Housing Manager  
Phone: (323) 563-9535  
Email: [caverell@sogate.org](mailto:caverell@sogate.org)  
Mailing Address:  
South Gate Housing Authority  
8650 California Avenue  
South Gate, CA 90280  
Meredith Elguira  
Community Development Director  
Hearing: April 11, 2023, 5:30 p.m.  
2023 - 2024 Annual Plan  
2/9/23  
PRE-3667427#  
SOUTH GATE PRESS



**MINUTES FOR THE REGULAR MEETING OF THE  
HOUSING AUTHORITY OF THE CITY OF SOUTH GATE**

**TUESDAY, DECEMBER 13, 2022**

- CALL TO ORDER** The meeting of the South Gate Housing Authority was called to order by Chairperson Al Rios at 5:42 p.m.
- ROLL CALL** Yodit Glaze, Recording Secretary
- PRESENT** Chairperson Al Rios, Vice Chairperson Maria del Pilar Avalos, Authority Member Joshua Barron, Authority Member Maria Davila, and Authority Member Gil Hurtado; Executive Director Chris Jeffers, Authority Counsel Raul F. Salinas, Director of the Housing Authority Meredith Elguira
- 1  
COMMUNITY DEV/  
HOUSING**
- The Housing Authority unanimously received and accepted the South Gate Housing Successor Annual Report for Fiscal Year ("FY") 2021-22, by motion of Vice Chairperson Avalos and seconded by Authority Member Hurtado.
- ROLL CALL:** Authority Member Barron, yes; Authority Member Davila, yes; Authority Member Hurtado, yes; Vice Chairperson Avalos, yes; Chairperson Rios, yes.
- Meredith Elguira, Director of the Housing Authority gave an overview.
- 2  
MINUTES**
- The Housing Authority approved the Regular Meeting Minutes of October 25, 2022, by motion of Authority Member Davila and seconded by Vice Chairperson Avalos.
- ROLL CALL:** Authority Member Barron, abstain; Authority Member Davila, yes; Authority Member Hurtado, yes; Vice Chairperson Avalos, yes; Chairperson Rios, yes.
- 3  
COMMENTS FROM THE  
AUDIENCE - NON-AGENDA  
ITEMS**
- None

**REPORTS AND COMMENTS****FROM CITY OFFICIALS**    None**ADJOURNMENT**

Authority Member Davila adjourned the meeting at 5:50 p.m. and seconded by Authority Member Hurtado.

**PASSED** and **APPROVED** this 11<sup>th</sup> day of April 2023.

ATTEST:

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Maria del Pilar Avalos, Chairperson

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Yodit Glaze, City Clerk