



**SOUTH GATE CITY COUNCIL; SOUTH GATE HOUSING
AUTHORITY; SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE;
SOUTH GATE UTILITY AUTHORITY; SOUTH GATE PUBLIC
FINANCE AUTHORITY AND SOUTH GATE PUBLIC ACCESS
CORPORATION
SPECIAL JOINT MEETING AGENDA**

Tuesday, December 9, 2025 at 5:45 p.m.

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

AMENDED

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

Call to Order/Roll Call

CALL TO ORDER: Maria Davila, Mayor/Chairperson
ROLL CALL: Yodit Glaze, City Clerk/Recording Secretary

Council/Authority/Agency Members/Directors

MAYOR/CHAIRPERSON	CITY CLERK/RECORDING SECRETARY
Maria Davila	Yodit Glaze

VICE MAYOR/VICE CHAIRPERSON	CITY ATTORNEY/AUTHORITY COUNSEL
Joshua Barron	Raul F. Salinas

COUNCIL/AUTHORITY/AGENCY MEMBERS/ DIRECTORS	CITY/MANAGER/EXECUTIVE DIRECTOR
Maria del Pilar Avalos	Rob Houston

Gil Hurtado	DIRECTOR OF COMMUNITY DEVELOPMENT/ SECRETARY
Al Rios	

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](#)

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 prelude 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.

Consent

1. FY 24-25 Housing Successor Annual Report

The South Gate Housing Authority will receive and file the South Gate Housing Successor Annual Report for Fiscal Year ("FY") 2024-25.

Documents:

[Item 1 Report Joint Meeting.pdf](#)

2. Resolution Approving the Recognized Obligation Payment Schedule for the 26-27 Fiscal Period of July 1, 2026 to June 30, 2027

The Successor Agency to the Community Development Commission will consider: (AS)

a. Adopting a Successor Agency Resolution approving the Recognized Obligation Payment Schedule for the 26-27 fiscal period of July 1, 2026 to June 30, 2027, subject to submittal to, and review by, the County of Los Angeles Fourth District Oversight Board and then the State of California Department of Finance, pursuant to the Dissolution Law, and authorizing transmittal and posting thereof.

Documents:

[Item 2 Report 12092025.pdf](#)

Open Session

3. City Council Reorganization and Oaths of Office

I. The City Council will consider: (CM)

a. Reorganizing the Council by nominating and selecting a new Mayor and new Vice Mayor for a one-year term; the selection will be ratified by a majority vote of the City Council; and

b. Authorizing the Oaths of Office to be administered to the newly selected Mayor and Vice Mayor.

II. The South Gate Housing Authority will consider:

a. Reorganizing the South Gate Housing Authority by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Housing Authority.

III. The Successor Agency to the Community Development Commission of the City of South Gate will consider:

a. Reorganizing the Successor Agency to the Community Development Commission of the City of South Gate by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the Successor Agency to the Community Development Commission.

IV. The South Gate Utility Authority will consider:

a. Reorganizing the South Gate Utility Authority by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Utility Authority.

V. The South Gate Finance Authority will consider:

a. Reorganizing the South Gate Finance Authority by nominating and selecting a new

Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Finance Authority.

VI. The South Gate Public Access Corporation will consider:

a. Reorganizing the South Gate Public Access Corporation by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Public Access Corporation.

Documents:

[Item 3 Report 12092025.pdf](#)

4. Plaque Presentation to Outgoing Mayor

The City Council will present a plaque to Maria Davila in recognition of your leadership and distinguished service while serving as Mayor from December 10, 2024 - December 9, 2025. (CM)

Documents:

[Item 4 Report 12092025.pdf](#)

5. Appointments of Representatives to Various Outside Boards and Agencies by the City Council and Appointment of the City Council Auditor

The City Council will consider: (CM)

a. Appointing representatives to various outside boards and agencies of which the City of South Gate is a member; and

b. Ratifying the appointment of the City Council Auditor by the Mayor, as stipulated under South Gate Municipal Code Section 1.04.170 (Auditor).

Documents:

[Item 5 Report 12092025.pdf](#)

Adjournment

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on December 4, 2025, at 12:59 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.

DEC 03 2025

FILED

5:15pm

City of South Gate
SOUTH GATE HOUSING AUTHORITY

AGENDA BILL

For the Regular Meeting of: **December 09, 2025**

Originating Department: **Community Development**

Director:


Gabriel Perez

City Manager:


Rob Houston

SUBJECT: SOUTH GATE HOUSING SUCCESSOR ANNUAL REPORT FOR JULY 1, 2024 THROUGH JUNE 30, 2025 PERIOD

PURPOSE: To receive and file the Housing Authority of the City of South Gate (“Housing Authority” or “Housing Successor”) Housing Successor Annual Report for Fiscal Year 2024-25, as required by state law.

RECOMMENDED ACTION: It is recommended that the Housing Authority receive and file the South Gate Housing Successor Annual Report for Fiscal Year (“FY”) 2024-25.

FISCAL IMPACT: The South Gate Housing Successor Annual Report provides information on Fiscal Year 2024-25 activities and does not have a fiscal impact.

ANALYSIS: Health and Safety Code (“HSC”) Section 34176.1 (enacted by Senate Bill 341, Assembly Bill 1793, Senate Bill 107, and Assembly Bill 346) requires housing successor entities to prepare an annual report documenting compliance with expenditure proportionality and other requirements. The report is to be submitted to the California Department of Housing and Community Development.

The South Gate Housing Successor Annual Report includes the following information required by law:

- Amounts deposited into the Housing Asset Fund;
- Statement of the balance of the Housing Asset Fund;
- Description of expenditures by category;
- Statutory value of real property;
- Description of transfers from the former Redevelopment Agency;
- Description of projects that receive funding through the Successor Agency’s Recognized Obligation Payment Schedule;
- Status of property disposition efforts;
- Update on inclusionary and replacement housing obligations;
- Compliance with 5-year expenditure obligations;
- Percentage of senior deed-restricted units;

- Amount of excess surplus; and
- An inventory of homeownership units with affordability restrictions.

The Housing Successor's progress on major requirements is summarized below:

FY 2024-25 Housing Asset Fund Activity

- The Housing Successor **spent \$10,332 on administrative costs** to carry out Housing Successor operations.
- The Housing Successor **received \$23,417 in revenues** from loan payments and property rent.
- At the end of FY 2024-25, the Housing Asset Fund had a **balance of approximately \$3.59 million** and a cash balance of zero dollars.

Real Property Assets and Loan Receivables

- **Of the 5 parcels transferred to the Housing Successor, one has been disposed of.** One additional parcel (9019 Long Beach Boulevard) was purchased by the Housing Successor in FY 2019-20. The Housing Successor deadline to initiate affordable housing development on the transferred properties was April 1, 2023. The Housing Successor is making progress towards development or disposal pursuant to law, as detailed below.
 - 9711 San Gabriel Blvd (APN 6203-017-903) – Sold October 15, 2015.
 - 9001-19 Long Beach Blvd (APN 6204-025-900 / 6204-025-901/ 6204-025-902) – Housing Authority declared the three parcels as surplus properties pursuant to requirements set forth in the Surplus Land Act and distributed a Notice of Availability to applicable housing sponsors and public agencies in July 2021. The Housing Successor has entered into good faith negotiations with a responding developer.
 - 3626 Tweedy Blvd (APN 6223-006-910) – Building was demolished in 2013. Property is now a small parklet for interim use. The Housing Authority intends to transfer the property to the City to appraise fair market value and proceeds will be deposited into the Housing Fund.
 - 2703 Tweedy Blvd./2704 Nebraska Ave (APN 6205-015-906) – Property rented to a mini-market with a lease that expired on September 30, 2022 and transitioned to a month-to-month lease. The Housing Successor declared the property as surplus land pursuant to requirements set forth in the Surplus Land Act and distributed a Notice of Availability to applicable housing sponsors and public agencies in October 2022. The Housing Successor is in the process of negotiating with responding parties.
- The Housing Successor has **\$638,992 in loans receivable** from 15 First Time Homebuyer Down Payment Assistance Loans, 10 Home Revitalization Community Reinvestment Act Loans, and 1 loan for the sale of 9711 San Gabriel Blvd.

Expenditure Proportionality

- The Housing Successor **spent \$10,332 on administrative costs** and did not exceed the maximum administrative amount for Fiscal Year 2024-25.
- The Housing Successor did not use any Housing Asset Funds for homeless prevention or rapid rehousing expenses; therefore, homelessness and rapid re-housing solutions limits do not apply.
- The Housing Successor did not use any Housing Asset Funds on affordable housing development costs during FY 2024-25.
- All the Housing Successor development expenditures in the prior second five-year compliance period were applied toward the 9001-19 Long Beach Blvd. townhome project, which will assist low-income households. Therefore, the Housing Authority did not meet the income proportionality expenditure requirements in the second five-year compliance period.
- As required by Health and Safety Code Section 34176.1, the Housing Authority will ensure that at least 50 percent of future development expenditures assist extremely low-income rental units until in compliance.
- A maximum of 50% of deed-restricted rental housing units assisted by the former Agency, Housing Authority, or City in the previous 10 years may be restricted to seniors. No units assisted by the Housing Authority, City, and former Agency in the last 10 years are restricted to seniors (0%). Therefore, the Housing Successor is in compliance with the requirement.

ATTACHMENTS: A. Proposed Resolution
B. South Gate Housing Successor Annual Report for Fiscal Year 2024-25

SOUTH GATE HOUSING AUTHORITY RESOLUTION NO. _____

**CITY OF SOUTH
GATE
LOS ANGELES COUNTY, CALIFORNIA**

**RESOLUTION OF THE SOUTH GATE HOUSING AUTHORITY, SOUTH GATE,
CALIFORNIA, ADOPTING A RESOLUTION APPROVING THE HOUSING
SUCCESSOR AGENCY ANNUAL REPORT REGARDING THE HOUSING ASSET
FUND ACTIVITIES**

WHEREAS, the State of California dissolved all redevelopment agencies in 2012.

WHEREAS, the South Gate Housing Authority, is also the Housing Successor Agency (HSA) to the former Community Development Commission of the City of South Gate; and

WHEREAS, the HSA is required to prepare an Annual Report on Housing Asset Fund activities during the Fiscal Year 2024-2025, pursuant to California Health and Safety Code Section 34176.1(f).

NOW, THEREFORE, BE IT RESOLVED, by the HAS that the said Authority approves the Annual Report for the Housing Asset Fund activities, including but not limited to a housing successor's compliance with certain annual and five-year expenditure requirements.

SECTION 1. The Housing Authority does hereby declare that the above recitals are true and correct and incorporated herein by reference.

[The remainder of this page left blank intentionally]

SECTION 2. The Recording Secretary shall certify the adoption of this Resolution which shall be effective upon its adoption.

PASSED, APPROVED, and ADOPTED on this **9th** day of **December 2025**

CITY OF SOUTH GATE:

Maria Davila, Chairperson
City of South Gate

ATTEST:

Yodit Glaze, City Clerk
City of South Gate

(SEAL)

APPROVED AS TO FORM:



Raul F. Salinas, Authority Counsel
City of South Gate

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF SOUTH GATE) SS:

I, Yodit Glaze, City Clerk of the City of South Gate, County of Los Angeles, State of California, hereby certify that the foregoing Resolution [REDACTED] was passed and adopted by the City Council of the City of South Gate, signed by the Chairperson and attested by the City Clerk at a regular meeting of said Council held on the 9th day of December 2025 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Yodit Glaze, City Clerk
City of South Gate



City of
**South
Gate**

HOUSING SUCCESSOR ANNUAL REPORT
South Gate Housing Authority

Fiscal Year 2024-25

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INTRODUCTION

This Housing Successor Agency Annual Report ("Annual Report") presents information on Housing Asset Fund activities during Fiscal Year ("FY") 2024-25 as required by Health and Safety Code Section 34176.1(f), including but not limited to a housing successor's compliance with certain annual and five-year expenditure requirements. This report is required of any housing successor to a former redevelopment agency.

Housing Authority as Housing Successor

The South Gate Housing Authority ("Housing Authority") is the Housing Successor Agency ("Housing Successor") to the former Community Development Commission of the City of South Gate ("CDC"), which acted as the redevelopment agency in South Gate until redevelopment was dissolved statewide in 2012. At the time of dissolution, a housing successor was to be selected to transfer and be responsible for the remaining assets and liabilities of a former redevelopment agency.

In this case, the Housing Authority elected to be the housing successor to the CDC. The Housing Authority performs many other duties beyond those of a housing successor in addition to acting in its broader capacity as a housing authority. For example, the Housing Authority administers South Gate's Section 8 rental assistance program and acquired property at 13050 Paramount Boulevard. In its greater capacity, the Housing Authority reports on all of its activities in a separate (broader and more extensive) annual report required by Health and Safety Code Section 34328, submitted to California Department of Housing and Community Development ("HCD") by October 1 for the prior year.

Scope of This Housing Successor Annual Report

This Annual Report is limited to the Housing Authority's activities as it relates to its role as a housing successor. The Annual Report is due to HCD by December 31 annually, and must be accompanied by an independent financial audit. The Housing Authority's audited financial statements will be posted on the City of South Gate's ("City") website when available.

BACKGROUND

This section summarizes the process of transferring former redevelopment assets to a housing successor as well as the legal requirements for use of these assets that are addressed in this Annual Report.

Assets Transferred to the Housing Successor

Upon the statewide dissolution of redevelopment in 2012, all rights, powers, committed assets, liabilities, duties, and obligations associated with the affordable housing activities of the CDC were transferred to the Housing Authority. As one of its first duties as a housing successor, the Housing Authority prepared and submitted to the California Department of Finance ("DOF") an inventory of housing assets to be transferred from the former CDC. The inventory was enumerated on a Housing Asset Transfer Form ("HAT") which included:

1. Real properties;
2. Low and Moderate Income Housing Fund ("LMIHF") encumbrances; and
3. Loan receivables.

All items on the HAT were reviewed and ultimately approved by the DOF on April 1, 2013. A copy of the HAT is provided as Appendix 1. Once approved by DOF and as directed by law, the Housing Authority, acting as Housing Successor, transferred these assets to the Low and Moderate Income Housing Asset Fund ("Housing Asset Fund", Fund 322). Approval of the HAT set in motion a series of obligations by the Housing Authority as a housing successor, as described in the following section.

Legal Requirements Pertaining to Housing Successors

A year after dissolution of redevelopment began, the Legislature recognized the need to regulate and provide transparency on the use of the housing activities transferred from a former redevelopment agency. Senate Bill 341 DeSaulnier (2013) and subsequent legislation enacted several requirements for housing successor agencies contained in Sections 34176-34176.1 of the Health and Safety Code.

In general, housing successors must comply with three major requirements pursuant to Health and Safety Code Section 34176.1:

1. Expenditures and housing production are subject to income and age targets.

2. Housing successors may not accumulate an “excess surplus,” or a high balance based on certain thresholds.
3. Properties must be developed with affordable housing within five to ten years of being approved for transfer from the former redevelopment agency to the housing successor.

Appendix 2 provides a detailed summary of the reporting requirements that are addressed in this Annual Report.

Permitted Uses of Housing Asset Funds

Pursuant to Health and Safety Code Section 34176.1, Housing Asset Funds may be spent on:

- **Administrative costs** for operation of the housing successor agency. The law allows a housing successor to spend the greater of:
 - \$200,000 per year adjusted for inflation, or
 - 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT (“Portfolio”).
- **Homeless prevention and rapid rehousing services** up to \$500,000 per year if the former redevelopment agency did not have any outstanding inclusionary housing or replacement housing production requirements as of 2012.
- **Affordable housing development** assisting households up to 80 percent of the Area Median Income (“AMI”), subject to specific income and age targets over a five year period.

Five-Year Income Proportionality on Development Expenditures: Any Housing Asset Funds may be spent on development of affordable housing projects affordable to low, very low, and extremely low income households. Over a five year period, the current one beginning July 1, 2024, at least 30 percent of such development expenditures must assist extremely low income households (30% AMI), while no more than 20 percent may assist low income households (between 60-80% AMI) per five-year compliance period. The balance of the funds may be used on very low income households (defined as households earning between 30% and 60% of AMI).

Housing successors must report expenditures by category each year, but compliance with income proportionality limits is measured every five years. For example, a housing successor could spend all its funds in a single year on households earning between 60-80% AMI, as long as it was 20 percent or less of the total expenditures during the five-year compliance period.

Should a housing successor not spend at least 30% of its development expenditures for extremely low income households, or exceeds the amount spent on low income households, future expenditures are subject to greater restrictions until these proportionality targets are met. Specifically, if a housing successor is unable to spend at least 30% of its development expenditures on extremely low units, it is required to increase this spending to 50% until compliant with the 30% threshold; a housing successor that spends more than 20% of its development expenditures on low income units cannot spend any further funds on low income developments until it is at or below the 20% threshold.

The first five-year compliance period was January 1, 2014 through June 30, 2019 and the second five-year compliance period was July 1, 2019 through June 30, 2024. FY 2024-25 marks the first year of the third five-year compliance period for income proportionality.

Ten-Year Age Proportionality on Units Assisted: If more than 50% of the total aggregate number of rental units produced by the city, housing authority, or former redevelopment agency during the past 10 years are restricted to seniors, the housing successor may not spend more Housing Asset Funds on senior rental housing.

Appendix 3 describes Housing Asset Fund expenditure requirements in more detail, including the types of costs eligible in each category.

Limits on the Accumulation of Housing Funds (Excess Surplus)

State law limits how much cash a housing successor may retain, and ultimately penalizes housing successors by requiring unspent funds to be transferred to HCD for use on state housing projects if a housing successor fails to commit and spend these dollars in a reasonable timeframe.

Health and Safety Code Section 34176.1(d) establishes a limit, known as an “excess surplus” on the amount of Housing Asset Funds based on the greater of the following:

- \$1,000,000, or
- The total amount of deposits made into the Housing Asset Fund over the preceding four years.

Only amounts in excess of this threshold are considered an excess surplus. Once an excess surplus is determined, a housing successor must designate these funds separately and encumber said monies within three years. If after the third year the excess surplus has not been fully encumbered, the remaining balance of the excess surplus is to be transferred to HCD within 90 days. HCD is permitted to use these transferred excess surplus funds anywhere in the state under its Multifamily Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program.

The concept of excess surpluses carries over from the era of redevelopment, when redevelopment agencies were receiving often substantial amounts of deposits from the mandatory housing set aside of tax increment revenues. Today, excess surpluses are generally less common because housing successors do not have the amount of deposits comparable to what was available during redevelopment.

As part of the Annual Report, a housing successor must disclose any excess surplus and describe the housing successor's plan for eliminating this excess surplus.

HOUSING ASSET FUND ACTIVITY

The Housing Asset Fund figures in this Annual Report are based on unaudited numbers that were available at the time this report was prepared. Therefore, there may be variances between what is reported in this Annual Report and the Housing Authority's audited financials

This Annual Report describes the Housing Successor related activity in the Housing Asset Fund.

Deposits and Fund Balance

The Housing Authority deposited \$23,417 into the Housing Asset Fund during FY 2024-25, as shown in Figure 1.

Figure 1: Housing Asset Fund Deposits, FY 2024-25

Balance Type	Amount
Interest Earnings	\$ -
Loan Repayment	1,785
Property Rental	21,632
Total	\$ 23,417

Source: City of South Gate

Revenue sources consist of the following:

- Loan Repayments toward the note between the Housing Authority and Old-Timers Development Corp IV; and
- Property rental income from 2703 Tweedy Boulevard pursuant to an interim lease agreement with a commercial business.

Expenditures

The Housing Authority expended a total of \$10,332 during FY 2024-25 for administrative costs. No homeless prevention or rapid rehousing expenditures or affordable housing development-related expenditures were made in FY 2024-25.

Ending Cash and Fund Balance

The Housing Asset Fund balance as of June 30, 2025 was \$3,585,898, as summarized in Figure 2.

Figure 2: Housing Asset Fund - Ending Balance as of June 30, 2025

Balance Type	Amount
Cash	\$ -
Investment Gains/Losses	-
Accounts Receivable	17,758
Interest Receivable	164
Notes Receivable	143,672
Notes Receivable - 1st Time Homebuyers	495,250
Land Held for Resale	3,150,000
Accounts Payable	(9,475)
Deposits	(23,054)
Due to Other Funds	(188,415)
Ending Balance	\$ 3,585,898

Source: City of South Gate

Housing Successor Portfolio

The Housing Successor Portfolio as of FY 2024-25 includes real properties and twenty-six loans receivable transferred from the former Agency. The Portfolio had a value of \$3,648,922 as of FY 2024-25, as detailed in Figure 3.

Figure 3: Housing Successor Real Property and Loans Receivable Portfolio

Asset	Amount
Real Properties	
9001 Long Beach Blvd./9015 Long Beach Blvd./9019 Long Beach Blvd.	2,610,000
3626 Tweedy Blvd.	140,000
2703 Tweedy Blvd./2704 Nebraska	260,000
Subtotal	3,010,000
Loans Receivable	
Loan Receivable - 9711 San Gabriel	117,793
Loans Receivable - CRA Loans (10)	25,879
Loans Receivable - 1st Time Homebuyers (15)	495,250
Subtotal	\$638,922
Total Portfolio Value	\$3,648,922

Source: City of South Gate

Note that the real property value in Figure 3 differs from the land held for resale value in Figure 2. The land held for resale value includes the value of 3600-3616 Tweedy Boulevard, which was included on

the HAT in error. The Housing Authority is working with its auditors and DOF to correct the book value recorded by the Housing Authority.

REAL PROPERTIES AND DISPOSITION STATUS

Pursuant to the approved HAT, the former CDC transferred five parcels to the Housing Authority. The Housing Authority subsequently purchased an additional parcel in FY 2019-20 to increase the feasibility of development at an adjacent Housing Authority site. Details are as follows:

- 9711 SAN GABRIEL BLVD (APN 6203-017-903) – Vacant duplex was sold by the Housing Authority to Old-Timers Development Corp IV on October 15, 2015. The buyer received a 30-year note from the Housing Authority with an interest rate of 3% for the appraised value of \$150,000 and is remitting repayments to the Housing Authority. The property has been rehabilitated by the new owner and will be offered to eligible low-income tenants for a duration of at least 15 years.
- 9001 LONG BEACH BLVD (APN 6204-025-900), 9015 LONG BEACH BLVD (APN 6204-025-901), & 9019 LONG BEACH BLVD (APN 6204-025-902) – 9001 Long Beach Blvd. is a 10,563 square foot vacant parcel and 9015 Long Beach Blvd is a 5,553 square foot vacant parcel. Both parcels were transferred by the former redevelopment agency to the Housing Authority. In FY 2019-20, the Housing Authority purchased an adjacent 12,632 square foot parcel located at 9019 Long Beach Blvd with Housing Asset Funds. Under the Surplus Land Act and HCD's implementing guidelines, public agencies are now obligated to first make properties that are not under contract available as surplus properties before entertaining other offers. The Housing Authority declared the three parcels as surplus land and distributed a Notice of Availability to applicable housing sponsors and public agencies in July 2021 and engaged in negotiations for no less than 90 days. The Housing Authority is negotiating with developer Habitat for Humanity for a proposed 14-unit townhome project. The project is intended to be affordable to households earning 80 percent of the AMI or below.
- 3626 TWEEDY BLVD (APN 6223-006-910) – 3626 Tweedy Blvd is 3,137 square feet of vacant land. There was previously a building, which was demolished in 2013. The property has an interim use as a small parklet. The Housing Authority intends to transfer the property to the City for appraised fair market value and proceeds will be deposited into the Housing Fund.

- 2703 TWEEDY BLVD/2704 NEBRASKA AVE (APN 6205-015-906) – The Housing Authority rents this property to a mini-market pursuant to a 5-year lease agreement entered into on October 1, 2017, which expired on September 30, 2022 and transitioned to a month-to-month lease. The Housing Authority declared the property as surplus land on October 25, 2022 and distributed a Notice of Availability to applicable housing sponsors and public agencies to initiate disposal of the property. The Housing Authority is in the process of negotiating with responding parties.

Health and Safety Code Section 34176.1(e) requires all real properties acquired by a redevelopment agency prior to February 1, 2012 and transferred to the housing successor to be developed pursuant to the requirements detailed in Health and Safety Code Section 33334.16. All property that falls within these parameters must be developed for affordable housing purposes or sold by April 1, 2023. The Housing Authority is progressing in developing or arranging the sale of specified properties as mandated.

LOANS RECEIVABLE

Twenty-six loan agreements transferred from the former CDC to the Housing Authority with outstanding balances are described below:

- 15 First-Time Homebuyer Down Payment Assistance Loans with a 0 percent interest rate. Loan repayments are due upon the sale of, transfer of, or failure to occupy the property. The outstanding amount due as of June 30, 2025 is \$495,250.
- 10 Home Revitalization Project CRA Loans. The outstanding amount due as of June 30, 2025 is \$25,879.
- A loan receivable for the sale of 9711 San Gabriel Avenue to Oldtimers Housing Development Corp IV. The outstanding amount due as of June 30, 2025 is \$117,793.

COMPLIANCE WITH ANNUAL AND PLANNING PERIOD LIMITS

During FY 2024-25, the Housing Authority was in compliance with the 5 year planning period requirements and the annual limit on administrative expenses, as described in this section.

Proportionality Requirements

A summary of the Housing Authority's compliance with Housing Asset Fund spending restrictions is detailed below:

- The annual limit on administrative expenses is the greater of \$200,000 (plus inflation), or 5% of the Housing Successor Portfolio balance. HCD annually publishes the administrative expenditure cap limit which contains the Consumer Price Index adjustment. At the time of this report, HCD has not published the administrative limit for FY 2024-25. The FY 2023-24 HCD published limit was \$263,100, which is expected to increase in FY 2024-25. The Housing Authority has a Housing Asset Fund portfolio value of \$3,650,932, 5% of which is \$182,446, which is less than HCD's published limit. During FY 2024-25, the Housing Authority expended \$10,332 on allowable administrative expenses, which is less than HCD's maximum limit.
- During FY 2024-25, the Housing Authority did not use any Housing Asset Funds for homeless prevention or rapid rehousing expenses, and was therefore in compliance with the \$500,000 spending restriction.
- All of the Housing Authority development expenditures in the second five-year compliance period were applied toward the 9001-19 Long Beach Blvd. townhome project described in the previous section of this report, all of which will assist low income households. Therefore, the Housing Authority did not meet the income proportionality expenditure requirements in the second five-year compliance period. As required by Health and Safety Code Section 34176.1, the Housing Authority will ensure that at least 50 percent of future development expenditures assist extremely low income rental units until in compliance. Additionally, the Housing Authority will not expend any funds to assist low income households until back in compliance.

During FY 2024-25, the Housing Authority did not use any Housing Asset Funds on affordable housing development costs. The Housing Authority is identifying opportunities to invest future funds into extremely low income projects.

The Housing Authority will ensure it meets all Housing Asset Fund expenditure requirements throughout this current five-year compliance period of July 1, 2024 through June 30, 2029 and future five-year compliance periods.

Senior Rental Housing Limit Compliance

Pursuant to Health and Safety Code Section 34176.1 (b), a maximum of 50% of deed-restricted rental housing units assisted by the former Agency, Housing Successor, or City in the previous 10 years may be restricted to seniors. No deed-restricted affordable rental units assisted by the Housing Successor, City, and former Agency in the past 10 years have been restricted to seniors (0%). Therefore, the Housing Successor complies with the limit.

Excess Surplus

The Housing Authority has not reported an excess surplus of Housing Asset Funds since dissolution began in February 1, 2012. At the end of FY 2024-25, total cash in the Housing Asset Fund was fully expended, resulting in a cash balance of zero. Without a positive cash balance, the Housing Asset Fund would not have any excess surplus for 2024-25. The Housing Authority will continue monitoring its deposits and fund balance to avoid an excess surplus.

OTHER INFORMATION

Homeownership Unit Inventory

Figure 4: Homeownership Unit Inventory in Housing Asset Fund presents an inventory of homeownership units assisted by the Housing Authority that require restrictions, covenants, or an adopted program that protects Housing Asset Fund monies.

Figure 4: Homeownership Unit Inventory in Housing Asset Fund

Project Name / Address	Agreement Date	Project Name / Address	Agreement Date
6127 Nevada Avenue	9/15/94	9257 Park Avenue	10/1/98
8129 Madison Avenue	9/15/94	2706 Madrid Place	10/28/98
9136 Kamont Avenue	9/19/94	3150 Tecumseh Avenue	11/17/98
11523 Pennsylvaniana Ave.	9/20/94	2713 Madrid Place	12/17/98
8632 State Street	9/26/94	10236 Hunt Avenue	12/23/98
6147 Wilson Avenue	10/27/94	2709 Madrid Place	12/23/98
6040 Florence Avenue	11/3/94	8960 Dudlext Avenue	12/24/98
10332 Richlee Avenue	12/19/94	10304 Washington Ave.	12/29/98
5801 Meadow Rd	1/24/95	2711 Madrid Place	1/7/99
5917 Wilson Avenue	2/6/95	2716 Madrid Place	3/12/99
4926 Park Place	5/18/95	2710 Madrid Place	4/19/99
9538 Kamont Avenue	5/18/95	2718 Madrid Place	4/29/99
4938 Park Place	5/25/95	2704 Madrid Place	7/13/99
4962 Park Place	6/5/95	2703 Madrid Place	7/19/99
10315 Pescadero Ave.	6/7/95	2701 Madrid Place	8/6/99
9260 Park Avenue	7/25/95	9781 Kamont Avenue	9/17/99
10715 Ament Avenue	10/6/95	10515 Alexander Avenue	11/16/99
9535 Kamont Avenue	10/30/95	10317 Hildreth Avenue	1/26/00
10321 Kauffman Avenue	2/1/96	11907 Oklahoma Avenue	2/29/00
10005 Orange Avenue	5/24/96	5740 Jefferson Avenue	4/24/00
11356 Idaho Avenue	6/20/96	11311 Oklahoma Avenue	5/17/00
8934 May Court	6/28/96	10116 Hunt Avenue	8/4/00
10235 Hildreth Avenue	10/29/96	5342 Ledgewood Road	1/27/01
10020 San Miguel Avenue	11/18/96	10514 McNemey Ave.	3/2/01
10431 Jackson Avenue	4/8/97	10337 Hunt Avenue	3/26/01
11331 Utah Avenue	5/28/97	9561 Kamont Avenue	5/3/02
9330 Bryson Avenue	6/11/97	12301 Garfield Avenue	4/10/03
10330 Otis Street	7/25/97	9211 San Juan Avenue	4/15/03
12011 Pennsylvania Ave.	7/29/97	10535 San Carlos Avenue	12/23/03
10105 Kauffman Ave.	8/14/97	4979 Park Place	5/12/06
7326 Cloverlawn Drive	9/25/97	8479 San Luis Avenue	8/3/06
8948 Bowman Avenue	3/19/98		
9514 Anetta Avenue	5/7/98		

Source: City of South Gate

Transfers to Other Housing Successors

There were no transfers to another housing successor entity for a joint project pursuant to Health and Safety Code Section 34176.1(c)(2).

APPENDIX 1 – HOUSING ASSET TRANSFER FORM

The Housing Asset Transfer Form is attached as a separate document.

Appendix 2

**DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: City of South Gate Community Development Commission

Successor Agency to the Former Redevelopment Agency: City of South Gate

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of South Gate Housing Authority

Entity Assuming the Housing Functions Contact Name: Bryan Cook Title Assistant City Manger Phone 323-563-9524 E-Mail Address bcook@sogate.org

Entity Assuming the Housing Functions Contact Name: John Downs Title Financial Consultant Phone 323-563-9525 E-Mail Address jdowns@sogate.org

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list. The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	☒
Exhibit B- Personal Property	☐
Exhibit C - Low-Mod Encumbrances	☐
Exhibit D - Loans/Grants Receivables	☒
Exhibit E - Rents/Operations	☒
Exhibit F- Rents	☒
Exhibit G - Deferrals	☐

Prepared By: Jane Carlson

Date Prepared: 31-Jul-12

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant (b/)	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Housing site	APN 6203-017-903 (9711 San Gabriel Bl.)	\$ 205,000	4,826	4,826	No	Not Applic.	3/23/2011	\$ -	\$ 205,000	\$ -	12/12/1991	Deed of Trust
2	Housing site	APN 6204-025-900 (9001 Long Beach Bl.)	Incl #3 Below	10,563	10,563	No	Not Applic.	3/23/2011	\$ -	Incl #3 Below	\$ -	Incl #3 Below	Deed of Trust
3	Housing site	APN 6204-025-901 (9015 Long Beach Bl.)	\$ 1,650,000	5,553	5,553	No	Not Applic.	3/23/2011	\$ -	\$1,650,000	\$ -	12/4/2006	Deed of Trust
4	Housing site	APN 6223-006-901 (3600-16 Tweedy Bl.)	Not Available	4,225	4,225	No	Not Applic.	3/23/2011	\$ -	\$ -	\$ -	7/14/1982	Deed of Trust
5	Housing site	APN 6223-006-910 (3626 Tweedy Bl.)	\$ 140,000	3,180	3,180	No	Not Applic.	3/23/2011	\$ -	\$ 140,000	\$ -	09/10/2009	Deed of Trust
6	Housing site	APN 6205-015-906	\$ 260,000	5,030	5,030	No	Not Applic.	3/23/2011	\$ 260,000	\$ -	\$ -	09/10/2009	Deed of Trust
7	Affordable Covenant	2851 Pine Place	Not Available	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ -	1985	Affordability Covenant
8	Affordable Covenant	8931 Dudlext Avenue	\$ 1,234,650	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 1,234,650	1994	Affordability Covenant
9	Affordable Covenant	8927 San Antonio	\$ 7,030,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ 7,030,000	\$ -	\$ -	1998	Affordability Covenant
10	Affordable Covenant	8633 California Avenue	\$ 6,000,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ 6,000,000	\$ -	\$ -	2002	Affordability Covenant
11	Affordable Covenant	12222 Garfield Avenue	\$ 6,565,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ 6,565,000	\$ -	\$ -	2008	Affordability Covenant
12	Affordable Covenant	3170 Southern Avenue	unable to locate	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ -	Unable to Locate	Affordability Covenant
13	Affordable Covenant	3271 Sequoia Drive	\$ 429,362	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 429,362	1998	Affordability Covenant
14	Affordable Covenant	4971 Southern Avenue	\$ 100,200	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 100,200	2002	Affordability Covenant
15	Affordable Covenant	10600 State Street	\$ 589,368	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 589,368	2005	Affordability Covenant
16	Affordable Covenant	4650 Tweedy Blvd	\$ 818,700	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 818,700	2005	Affordability Covenant
17	Affordable Covenant	88457-8559 1/2 Callforn	\$ 284,100	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 284,100	1995	Affordability Covenant
18	Affordable Covenant	10009-10013 San Carlo	\$ 475,246	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 475,246	2004	Affordability Covenant
19	Affordable Covenant	8953 Burke Avenue	\$ 680,572	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 680,572	2008	Affordability Covenant
20	Affordable Covenant	8957 Burke Avenue	\$ 680,572	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 680,572	2008	Affordability Covenant

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit A - Real Property

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset (a)	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low/mod housing	Is the property encumbered by a low/mod housing covenant?	Source of low/mod housing covenant (b)	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc)
21	Affordable Covenant	9218 Alameda Avenue	\$195,651	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$195,651	1998	Affordability Covenant
22	Affordable Covenant	3213-3219 Century Blvd	\$430,913	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$430,913	2003	Affordability Covenant
23	Affordable Covenant	2750-2754 Glenwood Av	\$723,511	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$723,511	2001	Affordability Covenant
24	Affordable Covenant	2572 Illinois Avenue	\$535,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$535,000	2004	Affordability Covenant
25	Affordable Covenant	3209-3211 Liberty Blvd	\$424,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$424,000	1999	Affordability Covenant
26	Affordable Covenant	6532 Pinehurst Avenue	\$723,714	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$723,714	2003	Affordability Covenant
27	Affordable Covenant	9845 San Vicente Aver	\$1,194,027	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$1,194,027	2004	Affordability Covenant
28	Affordable Covenant	11343 Pennsylvania	\$241,612	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$241,612	2011	Affordability Covenant
29	Affordable Covenant	2418 Glenwood Place	\$241,612	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$241,612	2011	Affordability Covenant
30	Affordable Covenant	9317 San Vicente Aver	\$450,369	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$450,369	2011	Affordability Covenant
31	Affordable Covenant	10030 San Anselmo Ave	\$351,673	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$351,673	2011	Affordability Covenant
32	Affordable Covenant	8459 Otis Street	\$644,899	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$644,899	1989	Affordability Covenant
33													
34													
35													
36													
37													
38													
39													
40													

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Med Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	\$ 27,200	11/17/1994	Trepanier, Mark	FTHB	Yes	sell/refinance/transfer	0%	\$ 27,200
2	Loan	\$ 40,000	1/26/1995	Robles, Albert	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,000
3	Loan	\$ 40,000	2/16/1995	Gonzalez, Luciano P.	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,000
4	Loan	\$ 40,000	5/2/1995	Douglas, Darlene E.	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,000
5	Loan	\$ 39,500	6/1/1995	Alvarez, Daniel	FTHB	Yes	sell/refinance/transfer	0%	\$ 24,500
6	Loan	\$ 40,000	6/12/1996	Lopez, Carlos & Diana	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,000
7	Loan	\$ 33,200	10/18/1996	Velasco, Amado & Vela	FTHB	Yes	sell/refinance/transfer	0%	\$ 33,200
8	Loan	\$ 40,000	4/2/1997	Casa, Martin &	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,000
9	Loan	\$ 32,000	9/12/1997	Diaz, Angel & Consuelo	FTHB	Yes	sell/refinance/transfer	0%	\$ -
10	Loan	\$ 35,000	9/11/1998	Castillo, Jose &	FTHB	Yes	sell/refinance/transfer	0%	\$ 35,000
11	Loan	\$ 24,225	11/13/1998	Cortes, Gerardo	FTHB	Yes	sell/refinance/transfer	0%	\$ 24,225
12	Loan	\$ 40,000	12/10/1998	Nandino, Ramon	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,000
13	Loan	\$ 40,000	12/16/1998	Vidal, Jose & Carmen	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,000
14	Loan	\$ 34,900	12/21/1998	Cuthbert, Glenn &	FTHB	Yes	sell/refinance/transfer	0%	\$ 34,900
15	Loan	\$ 26,925	10/22/1998	Rojas, Jose & Maria	FTHB	Yes	sell/refinance/transfer	0%	\$ 26,925
16	Loan	\$ 40,000	6/10/1999	Cotto, Manuel & Maria	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,000
17	Loan	\$ 15,500	6/10/1999	Montano, Martin &	FTHB	Yes	sell/refinance/transfer	0%	\$ 15,500
18	Loan	\$ 32,000	2/22/2001	Cardenas, Leonardo	FTHB	Yes	sell/refinance/transfer	0%	\$ 32,000
19	Loan	\$ 30,000	2/27/2001	Field, Susan Louise	FTHB	Yes	sell/refinance/transfer	0%	\$ 30,000
20	Loan	\$ 32,000	9-Feb-99	2716 Madrid Place	FTHB	Yes	sell/refinance/transfer	0%	\$ 32,000
21	Loan	\$ 40,052	6/7/1995	10315 PESCADERO	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,052
22	Loan	\$ 39,500	11/15/1994	11523	FTHB	Yes	sell/refinance/transfer	0%	\$ 39,500
23	Loan	\$ 32,600	8/12/1997	10105 KAUFFMAN	FTHB	Yes	sell/refinance/transfer	0%	\$ 32,600
24	Loan	\$ 40,000	4/2/1997	10431 JACKSON ST.	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,000
25	Loan	\$ 32,000	2/22/2001	10514 MCNERNEY	FTHB	Yes	sell/refinance/transfer	0%	\$ 32,000
26	Loan	\$ 35,000	9/11/1998	9257 PARK AVE	FTHB	Yes	sell/refinance/transfer	0%	\$ 35,000
27	Loan	\$ 34,400	3/14/1998	6948 BOWMAN AVE	FTHB	Yes	sell/refinance/transfer	0%	\$ 34,400
28	Loan	\$ 24,225	10/1/1998	3150 TECUMSEH AVE	FTHB	Yes	sell/refinance/transfer	0%	\$ 24,225
29	Loan	\$ 40,000	7/14/1999	2703 MADRID PLACE	FTHB	Yes	sell/refinance/transfer	0%	\$ 40,000

FTHB: First Time Homebuyer Program loan recipient

HRP: Home Revitalization Loan Program recipient

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purpose for which the funds may be used?	Repayment date if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
30	Loan	\$35,900	7/20/1995	9260 PARK AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 35,900
31	Loan	\$34,900	12/21/1998	10304 WASHINGTON AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 34,900
32	Loan	\$34,700	6/1/1997	9330 BRYSON AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 34,700
33	Loan	\$32,000	9/12/1997	7326 CLOVERLAWN	FTHB	Yes	sell/transfer/refinance	0%	\$ 32,000
34	Loan	\$50,000	1/21/2000	1977 SATURN ST.	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000
35	Loan	\$40,000	5/2/1995	9538 KARMONT AVE.	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
36	Loan	\$35,900	4/22/1999	2718 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 35,900
37	Loan	\$23,000	10/25/1995	9535 KARMONT AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 23,000
38	Loan	\$30,000	2/27/2001	10337 HUNT AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 30,000
39	Loan	\$27,500	2/6/1995	10332 RICHLEE AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 27,500
40	Loan	\$36,700	10/1/1995	10715 AMERY AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 36,700
41	Loan	\$31,000	4/18/2000	5740 JEFFERSON	FTHB	Yes	sell/transfer/refinance	0%	\$ 31,000
42	Loan	\$23,335	7/7/1999	2704 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 23,335
43	Loan	\$40,000	4/18/1995	5801 MEADOW RD	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
44	Loan	\$47,150	11/17/1994	8632 STATE ST	FTHB	Yes	sell/transfer/refinance	0%	\$ 47,150
45	Loan	\$33,800	11/1/2000	10515 ALEXANDER	FTHB	Yes	sell/transfer/refinance	0%	\$ 33,800
46	Loan	\$35,900	5/22/1995	4938 PARK PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 35,900
47	Loan	\$32,000	4/14/1998	2710 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 32,000
48	Loan	\$40,000	1/28/1995	9736 KARMONT AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
49	Loan	\$27,000	12/30/1998	2711 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 27,000
50	Loan	\$40,000	2/14/1996	10321 KAUFFMAN	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
51	Loan	\$26,925	10/22/1998	2706 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 26,925
52	Loan	\$50,000	12/20/2002	4974 PARK PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000
53	Loan	\$50,000	11/13/1996	10020 SAN MIGUEL	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000
54	Loan	\$32,500	5/22/1997	11331 UTAH AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 32,500
55	Loan	\$27,200	11/17/1994	6127 NEVADA AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 27,200
56	Loan	\$33,200	10/18/1996	10235 HILDRETH AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 33,200
57	Loan	\$50,000	12/15/1994	8129 MADISON AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000
58	Loan	\$40,000	12/16/1998	2708 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000

"FTHB": First Time Homebuyer Program loan receipt

"HRP": Home Revitalization Loan Program receipt

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mid Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
59	Loan	\$40,000	5/1/1996	10005 ORANGE AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
60	Loan	\$40,000	16-Feb-95	6040 FLORENCE AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
61	Loan	\$40,000	2/23/2000	11907 OKLAHOMA	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
62	Loan	\$38,000	7/24/1997	12011	FTHB	Yes	sell/transfer/refinance	0%	\$ 38,000
63	Loan	\$30,000	4/30/2002	9561 KARMONT AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 30,000
64	Loan	\$32,900	6/27/1996	8934 MAY CT	FTHB	Yes	sell/transfer/refinance	0%	\$ 32,900
65	Loan	\$35,000	8/4/1999	2701 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 35,000
66	Loan	\$40,000	6/12/1996	11366 IDAHO AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
67	Loan	\$32,400	8/1/2000	10116 HUNT AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 32,400
68	Loan	\$40,000	4/10/2003	9211 SAN JUAN AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
69	Loan	\$33,000	4/30/1998	9514 ANNETTA AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 33,000
70	Loan	\$33,900	5/15/1995	4926 PARK PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 33,900
71	Loan	\$50,000	12/16/2003	10535 SAN CARLOS	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000
72	Loan	\$36,000	5/12/2000	11311 OKLAHOMA	FTHB	Yes	sell/transfer/refinance	0%	\$ 36,000
73	Loan	\$15,500	9/13/1999	9781 KARMONT AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 15,500
74	Loan	\$40,000	3/24/1995	5917 WILSON AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
75	Loan	\$40,000	12/10/1998	2713 MADRID PLACE	FTHB	Yes	sell/transfer/refinance	0%	\$ 40,000
76	Loan	\$50,000	12/15/1994	6147 WILSON AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000
77	Loan	\$50,000	4/2/2003	12301 GARFIELD AVE	FTHB	Yes	sell/transfer/refinance	0%	\$ 50,000

"FTHB": First Time Homebuyer Program loan recipient

"HRP": Home Revitalization Loan Program recipient

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mid Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
78	Loan	\$ 34,853	6/30/2010	Abarca, Cesar	Rehab	Yes	At sell/transfer/refinance	0%	\$ 34,853
79	Loan	\$ 25,000	10/31/1985	Alfieri, Martha	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
80	Loan	\$ 19,590	3/3/1998	Alfonso, Eulalia	Rehab	Yes	At sell/transfer/refinance	0%	\$ 19,590
81	Loan	\$ 17,229	3/22/11	Alvilar, Daniel	Rehab	Yes	At sell/transfer/refinance	0%	\$ 17,229
82	Loan	\$ 6,015	8/19/1988	Aull, Claryce	Rehab	Yes	At sell/transfer/refinance	0%	\$ 6,015
83	Loan	\$ 14,710	9/13/1990	Ayala, Jose	Rehab	Yes	At sell/transfer/refinance	0%	\$ 14,710
84	Loan	\$ 25,000	10/1/1990	Ayala, Jose Isaac	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
85	Loan	\$ 22,600	10/2/1990	Bayona, Cecilia/Rosa	Rehab	Yes	At sell/transfer/refinance	0%	\$ 22,600
86	Loan	\$ 19,871	6/19/1992	Blanco, Carmen	Rehab	Yes	At sell/transfer/refinance	0%	\$ 19,871
87	Loan	\$ 35,982	7/9/1992	Brent, Leona	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,982
88	Loan	\$ 36,000	11/17/2003	Carambia, Tom P.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
89	Loan	\$ 14,826	11/16/2000	Carter, Corn Belie	Rehab	Yes	At sell/transfer/refinance	0%	\$ 14,826
90	Loan	\$ 35,864	9/27/2010	Castillas, Gilbert	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,864
91	Loan	\$ 5,500	12/15/2004	Cazares, Victor	Rehab	Yes	At sell/transfer/refinance	0%	\$ 5,500
92	Loan	\$ 25,000	12/28/1988	Cervantes, Moises	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
93	Loan	\$ 10,465	12/12/1997	Chamocho, Humberto	Rehab	Yes	At sell/transfer/refinance	0%	\$ 10,465
94	Loan	\$ 36,003	4/5/2009	Chong, Marilu	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,003
95	Loan	\$ 40,434	12/19/2011	Cisneros, Marcia	Rehab	Yes	At sell/transfer/refinance	0%	\$ 40,434
96	Loan	\$ 35,958	2/27/1992	Contreras, Mary L.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,958
97	Loan	\$ 36,000	3/1/1999	Corona, Lorena	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
98	Loan	\$ 15,021	1/28/1997	Cruz, Armando	Rehab	Yes	At sell/transfer/refinance	0%	\$ 15,021
99	Loan	\$ 35,520	3/1/2010	Cruz, Francisco	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,520
100	Loan	\$ 47,125	9/22/2010	Cruz, Hugo	Rehab	Yes	At sell/transfer/refinance	0%	\$ 47,125
101	Loan	\$ 31,423	1/7/1998	Diaz, Rafael	Rehab	Yes	At sell/transfer/refinance	0%	\$ 31,423
102	Loan	\$ 36,845	3/6/2009	VILLA, BARRY	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,845
104	Loan	\$ 36,000	5/28/1998	Dominguez, Rosa	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000

"FTHB": First Time Homebuyer Program loan receipt

"HRP": Home Revitalization Loan Program receipt

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mid Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
105	Loan	\$ 25,000	5/10/1990	Espinosa Carlos	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
106	Loan	\$ 12,231	4/15/2004	Estrada, Ariel	Rehab	Yes	At sell/transfer/refinance	0%	\$ 12,231
107	Loan	\$ 14,545	4/15/2004	Fernandez, Maria	Rehab	Yes	At sell/transfer/refinance	0%	\$ 14,545
108	Loan	\$ 25,000	4/30/1986	Florez, Leopoldo	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
109	Loan	\$ 34,352	2/26/2009	Fowler, Craig	Rehab	Yes	At sell/transfer/refinance	0%	\$ 34,352
110	Loan	\$ 35,997	1/15/1997	Garcia, Olivia	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,997
111	Loan	\$ 16,981	9/21/1992	Garcia, Segundo F.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 16,981
112	Loan	\$ 20,915	8/16/1989	Gomez, Albino A.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 20,915
113	Loan	\$ 13,762	1/15/1995	Gomez, Jose R.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 13,762
114	Loan	\$ 36,000	6/29/2000	Gomez, Luisa	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
115	Loan	\$ 36,000	6/30/1999	Gomez, Maria	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
116	Loan	\$ 44,938	9/8/2011	Granados, Jaime	Rehab	Yes	At sell/transfer/refinance	0%	\$ 44,938
117	Loan	\$ 36,000	11/6/2001	Gutierrez, Alfredo	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
118	Loan	\$ 18,605	7/11/2004	Gutierrez, Juvencio	Rehab	Yes	At sell/transfer/refinance	0%	\$ 18,605
119	Loan	\$ 11,400	6/2/2004	Hernandez, Juventino	Rehab	Yes	At sell/transfer/refinance	0%	\$ 11,400
120	Loan	\$ 36,000	10/27/1995	Hernandez, Mauro	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
121	Loan	\$ 8,910	12/21/2000	Hernandez, Raul	Rehab	Yes	At sell/transfer/refinance	0%	\$ 8,910
122	Loan	\$ 36,000	9/30/1996	Hernandez, Regina	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
123	Loan	\$ 35,825	11/5/1998	Hernandez, Rosa L.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,825
124	Loan	\$ 34,886	10/26/1992	Hinojos,	Rehab	Yes	At sell/transfer/refinance	0%	\$ 34,886
125	Loan	\$ 36,000	3/29/1995	Huerta, Jorge	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
126	Loan	\$ 36,000	1/16/1998	Iglesias, Martha	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
128	Loan	\$ 30,000	3/22/2012	BARRAGAN, ANGEL	Rehab	Yes	At sell/transfer/refinance	0%	\$ 30,000

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Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mid Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
129	Loan	\$ 36,000	2/2/1999	Jalsinghani, Carole	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
130	Loan	\$ 25,000	8/19/1988	Jimenez, Pedro	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
131	Loan	\$ 25,000	4/21/1988	Johnson, Virginia	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
132	Loan	\$ 11,438	4/9/1990	Johnsonton, Helen	Rehab	Yes	At sell/transfer/refinance	0%	\$ 11,438
133	Loan	\$ 46,459	6/8/2011	Jomaron, Willie	Rehab	Yes	At sell/transfer/refinance	0%	\$ 46,459
134	Loan	\$ 35,609	8/4/98	Keck, Evelyn	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,609
135	Loan	\$ 24,390	11/23/1987	Leili, Elaine	Rehab	Yes	At sell/transfer/refinance	0%	\$ 24,390
136	Loan	\$ 35,370	8/16/2011	Lopez, Antonio	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,370
137	Loan	\$ 33,916	3/22/2011	Ubaldo, Maldonado	Rehab	Yes	At sell/transfer/refinance	0%	\$ 33,916
138	Loan	\$ 55,928	4/30/2012	Martinez, Jesus	Rehab	Yes	At sell/transfer/refinance	0%	\$ 55,928
139	Loan	\$ 30,153	9/17/2008	Martinez, Victor	Rehab	Yes	At sell/transfer/refinance	0%	\$ 30,153
140	Loan	\$ 24,834	9/12/1988	Mata, Ignacio	Rehab	Yes	At sell/transfer/refinance	0%	\$ 24,834
141	Loan	\$ 36,000	3/4/1994	Medina, Lucille	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
142	Loan	\$ 19,418	10/19/1983	Mendivil, Filberto	Rehab	Yes	At sell/transfer/refinance	0%	\$ 19,418
143	Loan	\$ 48,448	10/19/2011	Mendizabal, Otto	Rehab	Yes	At sell/transfer/refinance	0%	\$ 48,448
144	Loan	\$ 32,424	3/9/1999	Molina, Robert	Rehab	Yes	At sell/transfer/refinance	0%	\$ 32,424
145	Loan	\$ 36,000	2/23/1999	Mora, Candelaria	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
146	Loan	\$ 25,000	12/22/1987	Mosqueda, Luis	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
147	Loan	\$ 20,871	6/1/1990	Newell, Joan	Rehab	Yes	At sell/transfer/refinance	0%	\$ 20,871
148	Loan	\$ 25,000	10/14/1988	Nunez, Jose	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
149	Loan	\$ 33,855	11/23/1993	Nunez, Luis E.	Rehab	No	At sell/transfer/refinance	0%	\$ 33,855
150	Loan	\$ 36,000	12/9/1994	Orozco, Alfredo	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
151	Loan	\$ 33,796	2/17/2010	Padilla, Felipa	Rehab	Yes	At sell/transfer/refinance	0%	\$ 33,796
152	Loan	\$ 25,000	6/3/1991	VELAZQUEZ, NAZARIO	Rehab	YES	At sell/transfer/refinance	0%	\$ 25,000

"FTHB": First Time Homebuyer Program loan recipient

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Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund/amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
153	Loan	\$ 30,260	7/25/1997	GLORIA, PADILLA	Rehab	YES	At sell/transfer/refinance	0%	\$ 30,260
154	Loan	\$ 7,566	5/20/1999	PEREZ, MELIDA	Rehab	Yes	At sell/transfer/refinance	0%	\$ 7,566
155	Loan	\$ 36,000	11/15/1995	RAMOS, EDUARDO	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
156	Loan	\$ 29,649	5/26/1999	RAMOS, ORLANDO	Rehab	Yes	At sell/transfer/refinance	0%	\$ 29,649
157	Loan	\$ 32,183	8/12/2010	RIVAS, OLGA	Rehab	Yes	At sell/transfer/refinance	0%	\$ 32,183
158	Loan	\$ 25,000	11/26/1986	ROBLEDO, JESSES	Rehab	Yes	At sell/transfer/refinance	0%	\$ 25,000
159	Loan	\$ 13,945	7/16/1997	ROBLES, MARCEL	Rehab	Yes	At sell/transfer/refinance	0%	\$ 13,945
160	Loan	\$ 14,315	9/14/1985	ROBLES, RAYMOND	Rehab	Yes	At sell/transfer/refinance	0%	\$ 14,315
161	Loan	\$ 35,818	7/1/1995	ROJAS, OSCAR	Rehab	YES	At sell/transfer/refinance	0%	\$ 35,818
162	Loan	\$ 36,000	4/17/2001	RUBIO, RAUL M.	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
163	Loan	\$ 36,000	7/8/1997	SALINAS, SANTIAGO	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
165	Loan	\$ 35,807	7/10/2000	SANTIAGO,	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,807
166	Loan	\$ 36,000	8/1/1999	SAPIENS, JOSE	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
167	Loan	\$ 14,465	10/24/1980	SIFUENTES, ENRIQUE	Rehab	Yes	At sell/transfer/refinance	0%	\$ 14,465
168	Loan	\$ 36,000	2/11/1994	SMITH, NORMAN	Rehab	NO	At sell/transfer/refinance	0%	\$ 36,000
169	Loan	\$ 35,430	4/29/1995	SOLORIO, JESUS	Rehab	Yes	At sell/transfer/refinance	0%	\$ 35,430
170	Loan	\$ 36,000	6/2/1992	SOSA, MARIA	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
171	Loan	\$ 50,000	3/19/2012	TALAVERA, MANUEL	Rehab	Yes	At sell/transfer/refinance	0%	\$ 50,000
172	Loan	\$ 25,000	4/19/1984	TORRES, ABRAHAM	Rehab	YES	At sell/transfer/refinance	0%	\$ 25,000
173	Loan	\$ 36,000	5/20/1994	TORRES, RAUL	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
174	Loan	\$ 36,000	10/30/1998	VARGAS, MARY	Rehab	Yes	At sell/transfer/refinance	0%	\$ 36,000
175	Loan	\$ 36,000	4/2/2009	VELASCO, MIGUEL	Rehab	YES	At sell/transfer/refinance	0%	\$ 36,000

"FTHB": First Time Homebuyer Program loan recipient

"HRP": Home Revitalization Loan Program recipient

Exhibit D - Loans/Grants Receivables

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Moderate Income Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date if the funds are for a loan	Interest rate for loan	Current outstanding loan balance
186	Grant	\$ 3,473	6/30/2000	Gomez, Luisa	Rehab	NO	N/A	N/A	N/A
187	Grant	\$ 3,395	5/1/2000	Gomez, Maria	Rehab	NO	N/A	N/A	N/A
188	Grant	\$ 10,000	3/22/2012	BARRAGAN, ANGEL	Rehab	NO	N/A	N/A	N/A
189	Grant	\$ 1,035	10/4/2011	SANDOVAL, NORMA	Rehab	NO	N/A	N/A	N/A
191	Grant	\$ 3,500	7/11/2000	SANTIAGO,	Rehab	NO	N/A	N/A	N/A
193	Grant	\$ 10,000	3/20/2012	TALAVERA, MANUEL	Rehab	NO	N/A	N/A	N/A
194	Grant	\$ 1,747	6/3/1992	SOSA, MARIA	Rehab	NO	N/A	N/A	N/A
195	Grant	\$ 2,090	7/1/1995	ROJAS, OSCAR	Rehab	NO	N/A	N/A	N/A
196	Grant	\$ 10,000	2/17/2010	Padilla, Felipa	Rehab	No	N/A	N/A	N/A
197	Grant	\$ 10,000	10/20/2011	Mendizabal, Otto	Rehab	No	N/A	N/A	N/A
198	Grant	\$ 10,000	6/8/2011	Jomarron, Willie	Rehab	No	N/A	N/A	N/A
199	Grant	\$ 10,000	6/16/2011	Lopez, Antonio	Rehab	No	N/A	N/A	N/A
200	Grant	\$ 10,000	3/23/2011	Ubaldo, Maldonado	Rehab	No	N/A	N/A	N/A
201	Grant	\$ 10,000	5/1/2012	Martinez, Jesus	Rehab	No	N/A	N/A	N/A
202	Grant	\$ 10,000	2/17/2010	Padilla, Felipa	Rehab	No	N/A	N/A	N/A
203	Grant	\$ 2,490	10/7/1998	Rosa Dominguez	Rehab	No	N/A	N/A	N/A
204	Grant	\$ 2,200	9/24/1992	Garcia, Segundo F.	Rehab	No	N/A	N/A	N/A
205	Grant	\$ 2,500	9/30/1988	Hinojos,	Rehab	No	N/A	N/A	N/A
206	Grant	\$ 3,500	6/19/1996	Iglesias, Martha	Rehab	No	N/A	N/A	N/A
207	Grant	\$ 2,500	10/2/1990	Bayona, Cecilia/Rosa	Rehab	No	N/A	N/A	N/A
208	Grant	\$ 10,000	4/5/2009	Chong, Marilu	Rehab	No	N/A	N/A	N/A
209	Grant	\$ 10,000	12/20/2011	Cisneros, Marcia	Rehab	No	N/A	N/A	N/A

FTHB: First Time Homebuyer Program loan recipient

HRP: Home Revitalization Loan Program recipient

Exhibit E - Rents/Operations

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1	Rental Income	Commercial	Housing Authority	Housing Authority	Housing Authority	Interim Tenant Lease (Amigos Market)	No	Not Applic.	Ex. A, Line 6
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
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17									
18									
19									
20									

a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit F - Rents

City of South Gate Housing Authority
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
1	Rental Income	Residential	Housing Authority	Housing Authority	Housing Authority	Maintain property	Yes	CRL	Ex. A, Line 1
2									
3									
4									
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17									
18									
19									
20									

a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with

c/ May include California Redevelopment Law, tax credits, state bond indentures,

APPENDIX 2 - HOUSING SUCCESSOR ANNUAL REPORT REQUIREMENTS

Housing Successor Reporting Requirements <i>Health and Safety Code Section 34176.1(f)</i>		
Housing Asset Fund Revenues & Expenditures	Other Assets and Active Projects	Obligations & Proportionality
Total amount deposited in the Housing Asset Fund for the fiscal year Amount of deposits funded by a Recognized Obligation Payment Schedule ("ROPS")	Description of any project(s) funded through the ROPS	Description of any outstanding production obligations of the former Agency that were inherited by the Housing Authority
Statement of balance at the close of the fiscal year	Update on property disposition efforts (note that housing successors may only hold property for up to five years, unless it is already developed with affordable housing)	Compliance with proportionality requirements (income group targets), which must be upheld on a five year cycle
Description of Expenditures for the fiscal year, broken out as follows: • Homeless prevention and rapid rehousing • Administrative and monitoring • Housing development expenses by income level assisted	Other "portfolio" balances, including: • Statutory value of any real property either transferred from the former Agency or purchased by the Housing Asset Fund • Value of loans and grants receivable	Percentage of deed-restricted rental housing restricted to seniors and assisted by the former Agency, the Housing Authority, or the City within the past ten years compared to the total number of units assisted by any of those three agencies
Description of any transfers to another housing successor for a joint project	Inventory of homeownership units assisted by the former Agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency's investment of monies from the Low and Moderate Income Housing Fund	Amount of any excess surplus, and, if any, the plan for eliminating it

APPENDIX 3 – HOUSING ASSET FUND EXPENDITURE REQUIREMENTS

Housing Asset Fund Expenditure Requirements <i>Health and Safety Code Section 34176.1</i>		
Expense Category	Limits	Allowable Uses
Administration and Compliance Monitoring	\$263,100 maximum for FY 2023-24 (limit varies each year). The 2024-25 limit has not been published as of the date of this report, but is expected to be higher than the FY 2023-24 limit.	Administrative activities such as: - Professional services (consultant fees, auditor fees, etc.) - Staff salaries, benefits, and overhead for time spent on Housing Successor administration - Compliance monitoring to ensure compliance with affordable housing and loan agreements - Property maintenance at Housing Successor-owned properties Capped at \$200,000 adjusted annually for inflation or 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT ("Portfolio"), whichever is greater.
Homeless Prevention and Rapid Rehousing Solutions	\$500,000 maximum per fiscal year	Services for individuals and families who are homeless or would be homeless but for this assistance, including: - Contributions toward the construction of local or regional homeless shelters - Housing relocation and stabilization services including housing search, mediation, or outreach to property owners - Short-term or medium-term rental assistance - Security or utility deposits - Utility payments - Moving cost assistance - Credit repair - Case management - Other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.

Housing Asset Fund Expenditure Requirements
Health and Safety Code Section 34176.1

Expense Category	Limits	Allowable Uses
Affordable Housing Development	No spending limit, but must comply with income and age targets	"Development" includes: • New construction • Acquisition and rehabilitation • Substantial rehabilitation • Acquisition of long-term affordability covenants on multifamily units • Preservation of at-risk units whose affordable rent restrictions would otherwise expire over the next five years
	Income Targets	Every five years (currently FYs 2024-25 through 2028-29), Housing Asset Funds must meet income targets: • At least 30% on extremely low income rental households (up to 30% AMI or "Area Median Income") • No more than 20% on low income households (60-80% AMI) Moderate and above moderate income households may not be assisted (above 80% AMI). Failure to comply with the extremely low income requirement in any five-year compliance period will result in having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance. Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in not being able to expend any funds on these income categories until in compliance.
	Age Targets	For the prior ten years (resets every year), a maximum of 50% of deed-restricted rental housing units assisted by the Housing Successor or its host jurisdiction may be restricted to seniors. If a housing successor fails to comply, Housing Asset Funds may not be spent on deed-restricted rental housing restricted to seniors until in compliance.

Office of the
South Gate City Clerk

DEC 04 2025

FILED

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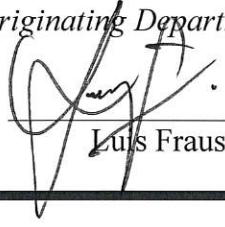
City of South Gate
SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF SOUTH GATE

AGENDA BILL

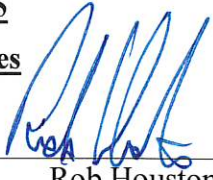
*For the Regular Meeting of: **December 09, 2025***

*Originating Department: **Administrative Services***

Department Director:


Luis Frausto

City Manager:


Rob Houston

SUBJECT: RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE 26-27 FISCAL PERIOD OF JULY 1, 2026 TO JUNE 30, 2027.

PURPOSE: To consider adoption of Successor Agency Resolution approving the Recognized Obligation Payment Schedule for the 26-27 fiscal period ("ROPS 26-27").

RECOMMENDED ACTIONS: The Successor Agency to the Community Development Commission will consider adopting a Successor Agency Resolution approving the Recognized Obligation Payment Schedule for the 26-27 fiscal period of July 1, 2026 to June 30, 2027, subject to submittal to, and review by, the County of Los Angeles Fourth District Oversight Board and then the State of California Department of Finance, pursuant to the Dissolution Law, and authorizing transmittal and posting thereof.

FISCAL IMPACT: None until approved by the County of Los Angeles Fourth District Oversight Board ("Fourth District Oversight Board") and the State of California, Department of Finance ("DOF"). If the Fourth District Oversight Board and the DOF approve the ROPS 26-27, as submitted, it is anticipated the Successor Agency to the Community Development Commission of the City of South Gate ("Successor Agency") would receive \$62,925 from the Redevelopment Property Tax Trust Fund ("RPTTF") to pay the Successor Agency's enforceable obligations for the 26-27 fiscal period of July 1, 2026 to June 30, 2027.

Any residual RPTTF would be distributed by the Los Angeles County Auditor-Controller to the affected taxing agencies (including the City's General Fund) on a pro-rata basis based on the amount of property taxes collected.

ANALYSIS: As a result of the dissolution of redevelopment, the Successor Agency was created to administer the enforceable obligations and unwind the affairs of the now dissolved redevelopment agency that was part of the former Community Development Commission of the City of South Gate ("Former Agency"). As part of that process, the Successor Agency must

annually adopt the Recognized Obligation Payment Schedule ("ROPS"), as required by Dissolution Law.

Beginning January 1, 2016, successor agencies that have received a Finding of Completion may submit a Last and Final ROPS for approval by the oversight board and the DOF if all the following conditions are met:

- Remaining debt includes only administrative costs and enforceable obligations with set payment schedules, such as debt service, loan agreements, and contracts;
- All remaining obligations have been previously listed on a ROPS and approved by the DOF, pursuant to Health and Safety Code ("HSC") section 34177 (m) or (o); and
- The successor agency has no outstanding or unresolved litigation, except as specified in HSC section 34191.6 (a) (3).

The submission of a Last and Final ROPS reduces the administrative burden on successor agencies, as it eliminates the need to prepare a ROPS and complete the ROPS approval process every year. However, once the DOF approves a successor agency's Last and Final ROPS, it can be amended only twice. At this time, the Successor Agency does not meet the above conditions because Line Items #12 (Property Disposition) and 27 (Cleanup Cost Recovery) do not have set payment schedules. Therefore, the Successor Agency staff recommend submitting this annual ROPS 26-27, rather than submitting a Last and Final ROPS.

BACKGROUND: The Successor Agency is performing its functions under the Dissolution Law to administer the enforceable obligations and otherwise unwind the Former Agency's affairs. Under the Dissolution Law, a successor agency's actions are subject to review by a seven-member oversight board. For this Successor Agency, its oversight board is referred to as the Fourth District Oversight Board with seven members representing various interests in the Los Angeles County Fourth Supervisorial District, which will review and take action on Successor Agency action items under the Dissolution Law, including this ROPS 26-27.

Pursuant to Dissolution Law, the Successor Agency must submit ROPS 26-27 to the DOF by February 1, 2026, but only after review and approval by this Successor Agency, then review and approval by the Fourth District Oversight Board. After the local approvals, ROPS 26-27 is transmitted to the Los Angeles County Auditor-Controller ("Auditor-Controller"), the Los Angeles County Administrative Officer ("CAO"), the State Controller's Office ("SCO"), and to the DOF by February 1, 2026. If the Successor Agency fails to meet this statutory deadline, the City of South Gate ("City") may be liable for substantial penalties, including a \$10,000 per day penalty for each day past the statutory deadline that the ROPS 26-27 is not submitted to DOF. (To date, the Successor Agency has always met this deadline.)

No new enforceable obligations are anticipated on ROPS 26-27. Continuing enforceable obligations on ROPS 26-27 are described below:

- *Successor Agency Operations (Line Item #9):* The administrative allowance is limited to the greater of \$250,000 per year, or three percent (3%) of the RPTTF distributed in the

prior fiscal year, excluding the administrative allowance and any City/Former Agency loan repayments. However, the administrative allowance cannot exceed 50 percent (50%) of RPTTF distributed in the prior fiscal year, excluding the administrative allowance and any City/Former Agency loan repayments. In the prior fiscal year, the Successor Agency received \$0 of RPTTF, excluding the administrative allowance and any City/Former Agency loan repayments. Therefore, the Successor Agency's maximum allowable ROPS 26-27 administrative allowance is \$0.

- *Property Disposition (Line Item #12):* RPTTF funds consulting services and fees associated with the disposition of three (3) remaining properties designated to be sold by the Successor Agency in the Long-Range Property Management Plan ("LRPMP");
- *Cleanup Cost Recovery (Line Item #27):* The LARWQCB is the regional division of a state agency that oversees the environmental cleanup of certain real property referred to as the Freedom Ford Site, located at 7916 Long Beach Boulevard, and is authorized to assess and recover costs and expenses for oversight of the cleanup of waste that affects or threatens waters of the state under Section 13304 of the California Water Code.

The Cash Balances page shows the inflow and outflow of funds held by the Successor Agency. Funds are being spent in a timely manner and consistent with the prior approvals by the applicable oversight board and the DOF. As reported on the Cash Balances tab of the ROPS 26-27 form, the Successor Agency had \$27,960 of cash available as of the end of the ROPS 23-24 fiscal period.

The Successor Agency intends to bring its ROPS 26-27 before the Fourth District Oversight Board at its January 20, 2026 regular meeting. If obtained, and after obtaining, the Fourth District Oversight Board's approval, Successor Agency staff will then transmit the ROPS 26-27 to the DOF, the Auditor-Controller, the County Administrative Officer (CAO) and the State Controller's Office (SCO).

Upon receipt of an oversight board-approved ROPS, the DOF has 45 days to make its determination of the enforceable obligations, including amounts and funding sources. Within five business days of the DOF's determination, the Successor Agency may request additional review and an opportunity to meet and confer on disputed items. The DOF has until 15 days prior to the date for property tax distribution to make its final decision after the meet and confer. The RPTTF distribution dates for the ROPS 26-27A period and 26-27B period are on or about June 1, 2026 and January 2, 2027, respectively.

Accordingly, staff recommends that the Successor Agency adopt the Resolution approving the ROPS 26-27, and authorize the City's Director of Administrative Services and/or their authorized designees to transmit the ROPS 26-27 to the Fourth District Oversight Board for its review and approval under the Dissolution Law, and after the Fourth District Oversight Board's approval to send a copy of the ROPS 26-27 to the DOF, the Auditor-Controller, the CAO and the SCO, for review and approval as required by the Dissolution Law. Further, the Director of Administrative Services and/or their authorized designee(s), in consultation with legal counsel, shall be authorized to request and complete meet and confer session(s), if any, with the DOF and authorized to make augmentations, modifications, additions or revisions as may be necessary or directed by the DOF,

and changes, if any, will be reported back to the Successor Agency and the Fourth District Oversight Board.

ATTACHMENTS: A. Proposed Resolution Approving ROPS 26-27
B. ROPS 26-27 Summary
C. DOF Determination ROPS 25-26

SUCCESSOR AGENCY RESOLUTION NO. 25-__

**CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA**

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE 26-27 FISCAL PERIOD OF JULY 1, 2026 TO JUNE 30, 2027 SUBJECT TO SUBMITTAL TO, AND REVIEW BY, THE COUNTY OF LOS ANGELES FOURTH DISTRICT OVERSIGHT BOARD AND THEN THE STATE OF CALIFORNIA, DEPARTMENT OF FINANCE, PURSUANT TO THE DISSOLUTION LAW, AND AUTHORIZING TRANSMITTAL AND POSTING THEREOF

WHEREAS, the Community Development Commission of the City of South Gate ("Former Agency") was a public body, corporate and politic formed, organized, existing and exercising its powers pursuant to Section 34100, *et seq.* of the California Health and Safety Code ("HSC"), and exercised the powers, authority, functions, jurisdiction of a community redevelopment agency formed, organized, existing and exercising its powers pursuant to the California Community Redevelopment Law, Health and Safety Code, Section 33000, *et seq.*, and specifically formed by the City Council ("City Council") of the City of South Gate ("City"); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, Senate Bill 107, and other implementing legislation (together, the "Dissolution Law"); and

WHEREAS, as of February 1, 2012, the Former Agency was dissolved pursuant to the Dissolution Law, and as a separate public entity, corporate and politic, the Successor Agency to the Community Development Commission of the City of South Gate ("Successor Agency") administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board; and

WHEREAS, pursuant to Section 34179(j) of the Dissolution Law, in every California county there shall be only one oversight board that is staffed by the county's auditor-controller, with the exception of Los Angeles County that has five oversight boards, each a consolidated board with one each for the five supervisorial districts in the County of Los Angeles; and

WHEREAS, the applicable consolidated oversight board overseeing this Successor Agency is called the Consolidated Oversight Board Fourth District of Los Angeles County ("Fourth District Oversight Board"); and

WHEREAS, every oversight board, both the prior local oversight board and this Fourth District Oversight Board, has fiduciary responsibilities to the holders of enforceable obligations and to the taxing entities that benefit from distributions of property tax and other revenues under the Dissolution Law, in particular Section 34188; and

WHEREAS, Sections 34177(m), 34177(o) and 34179 provide that each Recognized Obligation Payment Schedule ("ROPS") is submitted to, reviewed and approved by the successor agency and then reviewed and approved by the oversight board before final review and approval by the State Department of Finance ("DOF"); and

WHEREAS, Section 34177(o) of the Dissolution Law requires that the annual ROPS for the 26-27 fiscal period of July 1, 2026 to June 30, 2027 ("ROPS 26-27") be submitted to the DOF by the Successor Agency, after approval by the Fourth District Oversight Board, no later than February 1, 2026; and

WHEREAS, the ROPS 26-27 has been prepared is presented for review and approval by this Successor Agency, and then will be presented to the Fourth District Oversight Board for review and approval and then to the DOF; and

WHEREAS, the ROPS 26-27, in the form required by DOF, is attached hereto as Exhibit No. 1, with all exhibits fully incorporated by this reference; and

WHEREAS, the Successor Agency has reviewed the draft ROPS 26-27 and desires to approve the ROPS 26-27, and to authorize the Successor Agency to transmit the ROPS 26-27 to the Fourth District Oversight Board.

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated into this Resolution by this reference and constitute a material part of this Resolution.

SECTION 2. Under the Dissolution Law, the Successor Agency hereby approves the ROPS 26-27. The Successor Agency accepts administrative revisions made to the ROPS 26-27 in order to enable the Successor Agency to submit the ROPS 26-27 to DOF by the deadline of February 1, 2026.

SECTION 3. The Successor Agency hereby authorizes and directs transmittal of the ROPS 26-27 to the Fourth District Oversight Board and then to the DOF and all other bodies as required by the Dissolution Law.

SECTION 4. The Director of Administrative Services, and/or their authorized designee, is hereby directed to post this Resolution, including the ROPS 26-27, on the City's website, pursuant to the Dissolution Law.

SECTION 5. The Recording Secretary of the Successor Agency shall certify the adoption of this Resolution which shall be effective upon its adoption.

PASSED, APPROVED and ADOPTED this 9th day of December 2025.

By: _____
Maria Davila, Chairperson
Successor Agency to the Community
Development Commission of
the City of South Gate

ATTESTED:

By: _____
Yodit Glaze, Recording Secretary
Successor Agency to
the Community Development Commission of
the City of South Gate

(SEAL)

APPROVED AS TO FORM:

By: _____
Raul F. Salinas, General Counsel
Successor Agency to
the Community Development Commission of
the City of South Gate

Attachment B

Agenda Bill 12/09/25

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: South Gate
County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ -	\$ -	\$ -
B	Bond Proceeds	\$ -	\$ -	\$ -
C	Reserve Balance	\$ -	\$ -	\$ -
D	Other Funds	\$ -	\$ -	\$ -
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 37,925	\$ 25,000	\$ 62,925
F	RPTTF	\$ 37,925	\$ 25,000	\$ 62,925
G	Administrative RPTTF	\$ -	\$ -	\$ -
H	Current Period Enforceable Obligations (A+E):	\$ 37,925	\$ 25,000	\$ 62,925

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (o) of the Health and Safety Code, I
hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named successor
agency.

Signature Title

Signature Title

South Gate Resuspended Obligation Payment Schedule (ROPS 24-27) - ROPS Detail
 July 1, 2022 through June 30, 2027
 Project Approved by Board Resolution

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
Item #	Project Description/ Obligation	Question Type	Commitment Period (Start/End)	Commitment Period (Start/End)	Project Name	Description/Project Stage	Project No.	Total Obligation Total of Obligations	Notes	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total	ROPS 24-27 Total
8	Booster Pump Station	Agency Costs	2/1/2023	6/30/2027	City of South Gate	Project No. 1	10,800	10,800	N	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800
14	Project Description	Project Description	7/1/2023	6/30/2027	City of South Gate	Project No. 1	50,000	50,000	N	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
27	Citywide Cost Recovery	Reimbursement	7/1/2025	6/30/2027	City of South Gate	Project No. 1	12,935	12,935	N	12,935	12,935	12,935	12,935	12,935	12,935	12,935	12,935	12,935	12,935	12,935	12,935	12,935	12,935	12,935

South Gate Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#).

A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)						Comments
1	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount		147,214	1,952,500	175,563	160,812	
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller		107,905		27,960	4,911,493	
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)			1,952,500	91,147	2,581,974	
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		255,119		84,416	2,153,902	
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC					336,429	PPA 23-24
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)						
		\$ -	\$ -	\$ -	\$ 27,960	\$ -	

South Gate Recognized Obligation Payment Schedule (ROPS 26-27) - Notes July 1, 2026 through June 30, 2027

Item #	Notes/Comments

Transmitted via e-mail

April 4, 2025

John Downs, Interim Director of Administrative Services
City of South Gate
8650 California Ave
South Gate, CA 90280

2025-26 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of South Gate Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026 (ROPS 25-26) to the California Department of Finance (Finance) on January 30, 2025. Finance has completed its review of the ROPS 25-26.

Based on a sample of line items reviewed and application of the law, Finance approves all the items listed on the ROPS 25-26 at this time. However, Finance notes the following:

- On the ROPS 25-26 form, the Agency reported cash balances and activity for the period July 1, 2022 through June 30, 2023 (ROPS 22-23). According to our review, the Agency has approximately \$84,416 from Other Funds available to fund enforceable obligations on the ROPS 25-26. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting Redevelopment Property Tax Trust Fund (RPTTF) funding. The items below do not require payment from property tax revenues; therefore, with the Agency's concurrence, the funding source for the following items has been reclassified in the amounts specified below:
 - Item No. 12 – Property Disposition costs in the amount of \$50,000. Finance has reclassified the requested amount of \$50,000 from RPTTF to Other Funds.
 - Item No. 27 – Cleanup Cost Recovery in the amount of \$13,500. Finance has reclassified the requested amount of \$13,500 from RPTTF to Other Funds.
 - Item No. 9 – Successor Agency Operations in the amount of \$100,000 is partially reclassified. Finance approves Administrative RPTTF in the amount of \$79,084 and the use of Other Funds in the amount of \$20,916, totaling \$100,000.

- The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, Finance notes the Oversight Board (OB) approved an amount that appears excessive, given the number and nature of the obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources necessary to successfully wind-down the Agency.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the ROPS 22-23 period. The ROPS 22-23 prior period adjustment (PPA) will offset the ROPS 25-26 RPTTF distribution. The amount of RPTTF authorized includes the PPA resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$45,614, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2025 through December 31, 2025 period (ROPS A period), and one distribution for the January 1, 2026 through June 30, 2026 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 25-26 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Except for the adjusted items, Finance approves the remaining items listed on the ROPS 25-26 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 25-26, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 25-26. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 25-26 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 25-26 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to RedevelopmentAdministration@dof.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl L. McCormick". The signature is fluid and cursive, with the first name "Cheryl" and last name "McCormick" clearly legible.

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Alexandra Lawrence, Consultant, RSG Inc., City of South Gate
Linda Santillano, Property Tax Apportionment Division Chief, Los Angeles County
Cesar Hernandez, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution July 2025 through June 2026			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 38,500	\$ 25,000	\$ 63,500
Administrative RPTTF Requested	50,000	50,000	100,000
Total RPTTF Requested	88,500	75,000	163,500
RPTTF Requested	38,500	25,000	63,500
<u>Adjustment(s)</u>			
Item No. 12	(25,000)	(25,000)	(50,000)
Item No. 27	(13,500)	0	(13,500)
	(38,500)	(25,000)	(63,500)
RPTTF Authorized	0	0	0
Administrative RPTTF Requested	50,000	50,000	100,000
<u>Adjustment(s)</u>			
Item No. 9	(20,916)	0	(20,916)
Adjusted Administrative RPTTF	29,084	50,000	79,084
Administrative RPTTF Authorized	29,084	50,000	79,084
ROPS 22-23 Prior Period Adjustment (PPA)	(29,084)	(4,386)	(33,470)
Total RPTTF Approved for Distribution	\$ 0	\$ 45,614	\$ 45,614

DEC 03 2025

FILED

3:45PM

City of South Gate

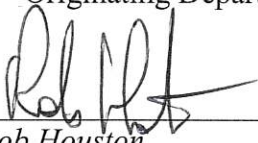
**CITY COUNCIL; SOUTH GATE HOUSING AUTHORITY; SUCCESSOR
AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF
THE CITY OF SOUTH GATE; SOUTH GATE UTILITY AUTHORITY;
SOUTH GATE PUBLIC FINANCE AUTHORITY; AND SOUTH GATE
PUBLIC ACCESS CORPORATION**

AGENDA BILL

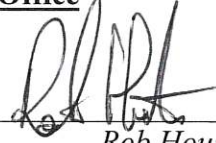
For the Joint Special Meeting of: December 9, 2025

Originating Department: City Manager's Office

City Manager:


Rob Houston

City Manager:


Rob Houston

SUBJECT: CITY COUNCIL RE-ORGANIZATION AND OATHS OF OFFICE

PURPOSE: To allow the City Council to select a new Mayor and new Vice Mayor for a term of one year.

RECOMMENDED ACTIONS:

- I. The City Council will consider:
 - a. Reorganizing the Council by nominating and selecting a new Mayor and new Vice Mayor for a one-year term; the selection will be ratified by a majority vote of the City Council; and
 - b. Authorizing the Oaths of Office to be administered to the newly selected Mayor and Vice Mayor.
- II. The South Gate Housing Authority will consider reorganizing the South Gate Housing Authority by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Housing Authority.
- III. The Successor Agency to the Community Development Commission of the City of South Gate will consider reorganizing the Successor Agency to the Community Development Commission of the City of South Gate by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the Successor Agency to the Community Development Commission.
- IV. The South Gate Utility Authority will consider reorganizing the South Gate Utility Authority by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Utility Authority.
- V. The South Gate Finance Authority will consider reorganizing the South Gate Finance Authority by nominating and selecting a new Chair and new Vice Chair for a one-year

term; the selection will be ratified by a majority vote of the South Gate Finance Authority.

- VI. The South Gate Public Access Corporation will consider reorganizing the South Gate Public Access Corporation by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Public Access Corporation.

FISCAL IMPACT: There is no fiscal impact.

ANALYSIS: The City Council annually considers the reorganization of its officers to serve as the presiding officers of the various legal entities that govern operations of the City of South Gate. There are six such legal entities that have been established, as permitted under state law, to assist the City to operate certain municipal functions, including the City Council. Traditionally, the presiding officer (Mayor/Chair) and the Vice Mayor/Vice Chair are rotated amongst the members of the City Council.

ATTACHMENT: None

DEC 03 2025

FILED

3:45
pm



*On behalf of the City Council, employees, and citizens
of the City of South Gate*

Presented to:

Maria Davila

*In recognition of your exceptional leadership, unwavering
dedication, and distinguished service to the community while
serving as Mayor from:*

December 10, 2024 – December 9, 2025

Item No. 4

Office of the
South Gate City Clerk

DEC 03 2025

FILED

3:45PM

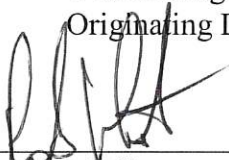
City of South Gate
CITY COUNCIL

AGENDA BILL

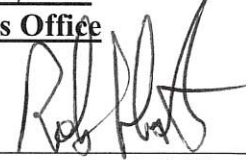
For the Regular Meeting of: **December 9, 2025**

Originating Department: **City Manager's Office**

City Manager:


Rob Houston

City Manager:


Rob Houston

SUBJECT: APPOINTMENTS OF CITY COUNCIL MEMBERS TO VARIOUS OUTSIDE BOARDS AND AGENCIES

PURPOSE: To allow the City Council to make appointments to various outside boards and agencies.

RECOMMENDED ACTION: The City Council will consider:

- a. Appointing representatives to various outside boards and agencies of which the City of South Gate is a member; and
- b. Ratifying the appointment of the City Council Auditor by the Mayor, as stipulated under South Gate Municipal Code Section 1.04.170 (Auditor).

FISCAL IMPACT: No new fiscal impact.

ANALYSIS: Annually, following the reorganization of the City Council Mayor and Vice Mayor offices, the City Council considers appointing its members to various outside boards and agencies in which the City of South Gate is a member. Attached is a list of those bodies and agencies along with the City Council Members who are to represent the City on such agencies. For the following bodies/agencies, their bylaws state the Mayor must be appointed as the delegate to them:

- Los Angeles County Sanitation District 1 & 2
- Los Angeles County City Selection Committee

The appointments that are required to be held by the Mayor are highlighted in yellow in the attachment included in this agenda bill.

Council Member Maria del Pilar Avalos is the current representative to the Los Angeles County Vector Control District, and was reappointed on November 11, 2025, to serve an additional 2-year term which will begin January 5, 2026. The representative to the Vector Control District does not have to be an elected official, but can be a resident, businessperson, or staff member.

Individuals are appointed for either 2-year or 4-year terms. There is no alternate appointment permitted by the JPA bylaws.

ATTACHMENT: Roster of City Council Representation to Outside Boards and Agencies:
Updated: 11/12/25

ROSTER OF CITY COUNCIL REPRESENTATION TO OUTSIDE AGENCIES

Organization	Representative and Alternative	Appointment Date	Meeting Information	Remuneration
City Council Auditor Any City Council Member can serve; must be annually appointed by the Mayor pursuant to Municipal Code Section 1.04.170B.	Rep: Barron	01-10-2023 01-09-2024 12-10-2024	Review prior to City Council Meeting	\$0
County Sanitation Districts (Dist. 1 & 2) (Mayor is automatically the Director) Any City Council Member can serve as the Alternate Director; staff and residents cannot serve as the Alternate; meetings are open to the public.	Rep: Davila Alt: Barron	12-10-2024 01-14-2025	2 nd and 4 th Wed at 1:30p, 1955 Workman Mill Rd., Whittier, 90602. Rechelle Z. Asperin; rasperin@lacsdsd.org ; (562) 9084288 x.1500	\$125 Plus mileage
Gateway Cities Council of Governments Board of Directors Board Member & Alternate must be a City Council Member; meetings are open to the public.	Rep: Davila Alt: Avalos	04-25-2017 01-09-2024 01-14-2025 05-12-2020 01-09-2024 01-14-2025	1 st Wed at 5:30p buffet & 6p, COG building, 16401 Paramount Blvd, Paramount, 90723. Genny Cisneros, gcisneros@gatewaycog.org ; (562) 663-6850	\$125 per meeting; \$100 per subcommittee meeting
Greater Los Angeles County Vector Control District <i>Two Year Term</i> Appointee must be at least a resident of the City. There is no alternate position.	Trustee: Avalos Selected to finish Diaz's term Appointed to a 2-year term	09-26-2023 01-03-2024 11-11-2025 effective 01-05-2026	2 nd Thurs at 7p, 12545 Florence Ave., Santa Fe Springs 90670. Mary-Joy Coburn; mjcoburn@glacvcd.org ; (562) 944-9656 x.510. tdever@glacvcd.org	\$100 per meeting
HUB Cities Consortium Board of Directors and Committees Board Member & Alternate must be a City Council Member; meetings are open to the public.	Rep: Davila Alt: Avalos	01-12-2024 01-14-2025 01-12-2024 01-14-2025	3 rd Thurs (Board) at 5:15p, 2677 Zoe Ave, 2 nd Fl, H.P., 90255; Marisol Nieto (323) 586-4729; nieto@hubcities.org . Committees meet as need	\$250 per meeting for both Board & Committees
Independent Cities Association (ICA) Board Member & Alternate must be a City Council Member; meetings are open to the public.	Rep: Rios Alt: Barron	01-14-2025 01-14-2025	2 nd Thurs (every month) @ 7p, MWD Headquarters; Sam Olivito; (310) 486-7555; ica@icacities.org	\$0

Independent Cities Finance Authority <i>Heavy Financial Agendas</i> Board Member must be a City Council Member; Alternate may be a staff member but not a resident; meetings are open to the public.	Rep: Hurtado Alt: Davila	04-13-2021 01-09-2024 01-14-2025 01-09-2024 01-14-2025	Meet as needed (max 4x a yr) at 12p, location varies. Debbie Smith (877) 906- 0941; debbie@icfauthority.org	\$150 per meeting attended by Rep. only
Independent Cities Risk Management Auth (ICRMA) Heavy Financial Agendas Board Member must be a City Council Member; Alternate may be a staff member but not a resident; meetings are open to the public.	Rep: Davila Alt: Jon Hamilton Reso No. 7764	04-10-2018 01-09-2024 01-14-2025 01-10-2023	2 nd Wed at 9:30a, (even months) Rio Hondo Center, Downey. Jennifer Achterberg, Project Coordinator; (949) 349-9882; jennifer_achterberg@riskpooladministrator.com	\$0
League of California Cities Board Member & Alternate must be a City Council Member; meetings are open to the public.	Rep: Rios Alt: Barron	01-10-2023 01-09-2024 01-14-2025 01-10-2023 01-09-2024 01-14-2025	Meet as needed at 6p, location varies. Pam Herrera (916) 658-8229; pherrera@cacities.org	\$0
Southeast Water Coalition Joint Powers Authority (SEWC) Board Member & Alternate must be a City Council Member; meetings are open to the public.	Rep: Avalos Alt: Barron	04-13-2021 01-10-2023 01-09-2024 01-14-2025 01-10-2023 01-09-2024 01-14-2025	1 st Thurs of every even month at 6:30p; City of Vernon, Kevin Sales, kjservicesenviro@gmail.com (323) 583-8811, ext. 888 4305 S. Santa Fe Avenue Vernon, CA 90058	\$150 per meeting
~~Eco-Rapid Transit Authority (OLDA)~~ ~~(Contract No. 2124-First Amended Joint Exercise~~ ~~of Powers Agreement approved Sept. 28, 2004)~~ ~~Board Member must be a City Council Member,~~ ~~and the Alternate can be a staff member or resident;~~ ~~meetings are open to the public.~~	~~Rep: Davila~~ ~~Alt: Avalos~~	~~02-28-2012~~ ~~01-09-2024~~ ~~05-12-2020~~ ~~01-09-2024~~	~~2nd Wed @ 6p, COG building; Mike Kodama,~~ ~~Executive Director,~~ ~~mkodama@mkplanners.com; Cristina~~ ~~Quintero, mcq@mkplanners.com; (562)~~ ~~663-6850; 16401 Paramount Boulevard~~ ~~Paramount CA 90723~~ Removed Jan. 14, 2025	~~\$100 per meeting~~ ~~for Directors and~~ ~~Alternates; \$150~~ ~~for the second~~ ~~meeting in a month~~
Los Angeles County City Selection Committee Mayor is the voting member, in absence the Vice Mayor, followed by the Council Member via seniority; meetings are not open to the public.	Rep: Davila Alt: Barron	12-10-2024 12-10-2024	Meet as needed; location varies at 8:30p; Usually in conjunction with League of California Cities LA Division; Shawna Kuhns, cityselection@bos.lacounty.gov ; (213) 974-1431	\$0

California Contract Cities Association (CCCA) Board Member & Alternate must be a City Council Member; meetings are not open to the public.	Rep: Barron Alt: Hurtado	01-10-2023 01-14-2025 01-10-2023 01-14-2025	3 rd Wed; at 6p, Location varies; Mayra Bonilla, mayra@contractcities.org ; (562) 622-5533	\$0
School Safety Collaborative (City Staff and School Principals) Representative & Alternate must be a City Council Member; school principals and City staff are welcome.	Rep: Davila Alt: Rios	04-12-2011 01-14-2025 01-14-2025	1 st Monday of Jan, Feb, Mar, April, May, Sept, Oct, and Nov at 12p, azalea room; Giselle ext.9502; gmhernandez@sogate.org	\$0
~~*Southeast Community Development Corporation (SCDC) — Board of Directors The City Council can nominate, but the SCDC Board of Directors will review/appoint; meetings are not open to the public.~~	Rep: Rios Alt: Barron	~~01-10-2023 01-09-2024 01-10-2023 01-09-2024~~	~~3rd Tuesday of every month — 6p-8p — Bell Tech Center, 4357 E. Gage Avenue, Bell 90201; Cesar Motts (323) 997-6913, mottsez@sedecorp.org~~ Removed Jan. 14, 2025	\$0

Represents the committees the Mayor is required to serve on.

Represents the term has an expiration date.

Represents that the committee is new.

*The SCDC appoints council members to their board. Consequently, the Council does not appoint, therefore this body may be removed from this list in the future.

Revised: 11-12-2025