HOUSING AUTHORITY
REGULAR MEETING AGENDA

Tuesday, September 23, 2025 at 5:35 p.m.

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

VIEW MEETING LIVE ONLINE AT:
HTTPS://YOUTUBE.COM/@SOUTHGATECA90280

City Officials

CHAIRPERSON, Maria Davila	**CITY CLERK,** Yodit Glaze
VICE CHAIRPERSON, Joshua Barron	**CITY TREASURER,** Jose De La Paz
AUTHORITY MEMBER, Maria del Pilar Avalos	**EXECUTIVE DIRECTOR,** Rob Houston
AUTHORITY MEMBER, Gil Hurtado	**AUTHORITY COUNSEL,** Raúl F. Salinas
AUTHORITY MEMBER, 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: https://youtube.com/@SouthGateCA90280
Please allow up to 24 hours after the meeting for the archive to be available.
2. PARTICIPATE BEFORE THE MEETING by emailing the City Clerk at: yglaze@sogate.org no later than 4:00 p.m. on the day of the meeting. Please write "Public Comment" in the subject line.
3. ATTEND THE MEETING IN PERSON
***The disruption in service of any alternative method does not prelude the Housing Authority or other legislative**
body from taking further action and moving forward on the agenda.

Meeting Schedule

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

session will commence at 6:30 p.m.

Brown Act

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

City's Vision Statement

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

Public Communications

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

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

Call to Order/Roll Call

CALL TO ORDER: Maria Davila, Chairperson

ROLL CALL: Yodit Glaze, City Clerk

Open Session

1. Resolution Accepting Grant Funding - Foster Youth to Independence Program

The South Gate Housing Authority will consider adopting a Resolution accepting grant funding from the U.S. Housing and Urban Development Department ("HUD") for the Foster Youth to Independence ("FYI") Program and approval of appropriation of $83,194 for housing vouchers and administration for Fiscal Year 2025-2026. (CD)

Documents:

Item 1 Report 09232025 HA.pdf

2. South Gate Housing Authority Meeting Minutes

The South Gate Housing Authority will consider approving the Regular Meeting minutes of March 25, 2025. (CLERK)

Documents:

Item 2 Report 09232025.pdf

Comments From The Audience - Non-Agenda Items

During this time, members of the public may address the Housing Authority regarding any items not listed on the agenda and within the subject matter jurisdiction of the Housing Authority and not on this agenda. Comments from the audience will be limited to three (3) minutes per speaker; unless authorized by the Chairperson, the time limit may not be extended by utilizing another member's time. There will be no debate or action on items not listed on the agenda unless authorized by law. The collective initial period of time for comments from the audience shall be limited to 45 minutes. Any speaker that did not get a chance to speak during this segment due to the 45-minute limitations will be able to speak at the end of the meeting prior to adjournment.

Note: The Housing Authority desires to provide all members of the public with the opportunity to address the Authority. Nevertheless, obscene language, comments intended to disrupt/interfere, other actions which disrupt the progress of the meeting or slanderous comments will not be tolerated and may result in ejection and/or may constitute a violation of South Gate Municipal Code Section1.04.110.

Reports And Comments From City Officials

During this time, members of the Housing Authority will report on matters pertaining to their service on various intergovernmental boards and commissions as a representative of the City pursuant to Assembly Bill 1234. Housing Authority Members will also have an opportunity to comment on matters not on the agenda.

Adjournment

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on September 18, 2025, at 2:15 p.m., as required by law.

Yodit Glaze
City Clerk

GENERAL NOTICE TO THE PUBLIC

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

MEETING SCHEDULE

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

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

PUBLIC COMMENT/PARTICIPATION

Any person may request to address a legislative body during a public meeting. The Presiding Officer will call upon those present in the Council Chambers.

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

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

CURFEW

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

STAFF REPORTS

As a general rule, staff reports. or other written documentation are prepared/organized with respect to each item of business listed on the agenda. Meeting agendas and staff reports are available at least 72-hours prior to the scheduled regular City Council meeting and a minimum of 24-hours prior to a Special City Council meeting. There are times when the City Council receives written material. revised material after the posting of agendas, these materials are become a public record and will be available for public view within 72-hours after the meeting in which they were received. Those materials and any other public document can be inspected in the City Clerk's Office located at 8650 California Avenue, South Gate.

SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

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

Office of the
South Gate City Clerk

SEP 18 2025

FILED

10:55 am

Item No. 1

City of South Gate

SOUTH GATE HOUSING AUTHORITY

AGENDA BILL

For the Regular Meeting of: **September 23, 2025**
Originating Department: **Community Development**

Department Director: For: Gabriel Perez ***Executive Director:*** Rob Houston

SUBJECT: RESOLUTION ACCEPTING GRANT FUNDING IN THE AMOUNT OF $83,194 FOR THE FOSTER YOUTH TO INDEPENDENCE PROGRAM AND APPROVAL OF APPROPRIATION OF FUNDS FOR HOUSING VOUCHERS AND ADMINISTRATION FOR FY 2025-2026

PURPOSE: Approval of acceptance of grant funding designated for the Foster Youth to Independence (FYI) Program and to authorize the appropriation of funds for housing vouchers and administration as part of the fiscal year 2025-2026 budget.

RECOMMENDED ACTIONS: Accept grant funds from the U.S. Housing and Urban Development Department (HUD) for the FYI Program and approve the appropriation of $83,194 for the implementation of the FYI program.

FISCAL IMPACT: The Housing Authority of the City of South Gate (SGHA) is preparing to accept grant funding from the HUD aimed at implementing the FYI program in partnership with the County of Los Angeles Department of Children and Family Services (DCFS). This funding will support foster youth transitioning to independence and will be integrated into the fiscal planning for the upcoming fiscal year 2025-2026.

The total amount awarded for the implementation of the Foster Youth to Independence Program is $83,194. The proposed budget for fiscal year 2025-2026 will include $79,444 for housing vouchers and $3,750 for the administration of the housing vouchers.

The administration of the FYI Program has no impact on the City's General Fund. Funds awarded under the FYI Voucher program will be deposited into SGHA account to pay for rental subsidies paid directly to property owners who make their units available for lease to FYI participants. SGHA will be awarded FYI funds for five (5) Transitional Age Youth (TAY) households for a 36-month period. Administrative fees are paid by HUD to SGHA based on the number of units under a lease/contract. This administrative fee helps to cover staff costs associated with administering the FYI vouchers.

ANALYSIS: The FYI Program is an initiative designed to support TAY aged 18 to 24 who have current or prior involvement with child welfare systems. The primary aim is to provide housing stability and prevent homelessness among these vulnerable populations. The program offers a collaborative framework between public housing authorities and child welfare agencies to ensure that

youth receive the necessary resources, including rental assistance and support services, to transition successfully into independent living.

The success of this effort requires that community partners coordinate effectively to identify, target, and connect eligible youth at-risk of becoming homeless or currently experiencing homelessness to housing and related supports such as mental health services and health care needs. This program calls for the collaboration and partnership between SGHA and DCFS.

The youth who are eligible for FYI vouchers must be at least 18 years old and not more than 24 years old who:

- Left foster care at age 16 or older or will leave foster care within 90 days; and
- Are homeless; or
- Are at risk of becoming homeless.

SGHA will administer the FYI in partnership with DCFS, who will function as the responsible party for referring TAY to SGHA for determination of eligibility for rental assistance. Once DCFS makes the referral, SGHA will determine whether the youth meet the voucher eligibility requirements and conduct all other processes relating to voucher issuance and administration.

In addition to rental assistance, supportive services to address the youth's needs beyond the housing stabilization will be provided by DCFS for a period of at least 18 months.

All youth who are in the FYI program are eligible to receive the following services from DCFS as needed:

- Counseling on compliance with rental lease requirements and with Section 8 Housing Choice Voucher (HCV) program participant requirements, including assistance or referrals for assistance on security deposits, utility hook-up fees, and utility deposits.

- Basic life skills information and counseling on money management, use of credit, housekeeping, proper nutrition concepts, meal preparation, and access to health care (e.g., doctors, medication, and mental and behavioral health services).

- Job preparation and attainment counseling.

- Educational and career advancement counseling regarding attainment of general equivalency diploma (GED); attendance and financing of education at a technical school, trade school or college; including successful work ethic and attitude models.

Five TAY individuals either currently living in or with a relationship to the City of South Gate have been identified with the assistance of DCFS.

BACKGROUND:
In October 2024 the SGHA was authorized to enter into a Memorandum of Understanding (MOU) with the DFCS to provide supportive services and case management services to participants in FYI Rental Assistance Voucher Program

SGHA staff have been working with DFCS to identify the five TAY to participate in the FYI Program, which is required before submitting the FYI grant application to HUD. In August 2025 the grant application was submitted to HUD to fund the five FYI vouchers that will provide rental assistance for TAY facing homelessness or at-risk of becoming homeless and who have been involved with child welfare systems. On August 28, 2025, the SGHA received a notification of the award and obligation of funds for the FYI Program.

ATTACHMENTS: A. Proposed Resolution

RESOLUTION NO._

HOUSING AUTHORITY OF THE CITY OF SOUTH GATE LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH GATE, CALIFORNIA, ACCEPTANCE OF GRANT FUNDING FOR THE FOSTER YOUTH TO INDEPENDENCE PROGRAM AND APPROVAL OF APPROPRIATION OF FUNDS FOR HOUSING VOUCHERS AND ADMINISTRATION FOR FY 2025-2026

WHEREAS, the Foster Youth to Independence (FYI) Program is designed to assist foster youth who are aging out of the foster care system by providing housing support through Housing Choice Vouchers.

WHEREAS The Housing and Urban Development Department (HUD) awarded a grant to the Housing Authority of the City of South Gate to facilitate the implementation of the FYI Program.

WHEREAS the acceptance of this grant funding will enhance the community's efforts to support the transition of foster youth into independent living situations.

WHEREAS the allocation of these funds for housing vouchers will directly benefit the eligible youth by providing them with stable housing and the necessary resources needed to thrive.

NOW, THEREFORE, THE HOUSING AUTHORITY OF THE CITY OF SOUTH GATE BOARD DOES HEREBY RESOLVE AS FOLLOWS:

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

SECTION 2. The Housing Authority of the City of South Gate Board hereby accepts the grant funding from the U.S. Department of Housing and Urban Development in the amount of $83,194 for the implementation of the Foster Youth to Independence Program; and

SECTION 3. That the sum of $79,444 is appropriated in the budget for housing vouchers and the sum of $3,750 is appropriated for the administration of housing vouchers under this program; and

SECTION 4. The Housing Authority of the City of South Gate is authorized to take all necessary actions to implement this resolution, and ensure compliance with all applicable regulations;

SECTION 5. The Housing Authority of the City of South Gate expresses its commitment to supporting foster youth and their transition to independence, recognizing the importance of stable housing in achieving lifelong success.

SECTION 6. The Recording Secretary shall certify the adoption of this Resolution which shall be effective upon its adoption.

PASSED, APPROVED, and ADOPTED on this **23rd** day of **September 2025.**

HOUSING AUTHORITY OF THE CITY OF SOUTH GATE:

_____
Maria Davila, Chair

ATTEST:

_____
Yodit Glaze, Recording Secretary

(SEAL)

APPROVED AS TO FORM:

DRAFT YG

_____
Raul F. Salinas, General Council
Housing Authority of the City of South Gate

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

I, Yodit Glaze, Recording Secretary of the Housing Authority of the City of South Gate, County of Los Angeles, State of California, hereby certify that the foregoing Resolution _____ was passed and adopted by the Housing Authority of the City of South, signed by the Board Chair and attested by the Recording Secretary at a regular meeting of said Board held on the 23rd day of September, 2025 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Yodit Glaze, Recording Secretary
Housing Authority of the City of South Gate

Office of the
South Gate City Clerk

SEP 17 2025

FILED 9:15 am

Item No. 2

City of South Gate

SOUTH GATE HOUSING AUTHORITY

AGENDA BILL

For the Regular Meeting of: **September 23, 2025**
Originating Department: **Office of the City Clerk**

City Clerk: *Yodit Glaze* ***City Manager:*** *Rob Houston*

SUBJECT: APPROVAL OF SOUTH GATE HOUSING AUTHORITY MEETING MINUTES.

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

RECOMMENDED ACTION: The South Gate Housing Authority will consider approving the Regular Meeting minutes of March 25, 2025.

FISCAL IMPACT: None.

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

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

ATTACHMENTS: South Gate Housing Authority minutes

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

TUESDAY, MARCH 25, 2025

CALL TO ORDER The meeting of the South Gate Housing Authority was called to order by Chairperson Maria Davila at 5:59 p.m.

ROLL CALL Yodit Glaze, City Clerk

PRESENT Chairperson Maria Davila, Vice Chairperson Joshua Barron, Authority Member Gil Hurtado, and Authority Member Al Rios; City Treasurer Jose De La Paz, Executive Director Rob Houston, Special Authority Counsel Jerry Ruiz

EXCUSED/ABSENT Authority Member Maria del Pilar Avalos and Authority Counsel Raúl F. Salinas

1
FIVE-YEAR PHA PLAN AND ANNUAL PHA PLAN

Following the conclusion of the Public Hearing, the South Gate Housing Authority:

a. Approved the Five-Year Public Housing Agency ("PHA") Plan for Fiscal Years 2025-2029 and the Annual PHA Plan for Fiscal Year 2025-2026, pertaining to the City's Housing Choice Voucher ("HCV") Program and the City's Housing Authority's overall mission;

b. Authorized the Chairperson to execute the Certification by State or Local Official of PHA Plans, the Civil Rights Certification, and the PHA Certification of Compliance with the PHA Plan and Related Regulations, in a form acceptable to the City Attorney; and

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

David Craptree, Interim Director of Community Development, stated Ms. Averell will be providing the presentation.

Carol Averell, Housing Manager, provided the presentation.

Vice Chairman Barron asked for clarification about public comments being placed on the PHA Plan.

Ms. Averell stated that this is the first year every Housing Authority are submitting plans through a portal. There is an area in the plans that all public comments are added.

1
FIVE-YEAR PHA PLAN AND ANNUAL PHA PLAN

CONT'D

Mayor Davila asked if anyone in the audience wished to speak on this item. Seeing no one step forward; Mayor Davila closed the audience portion.

Authority Member Hurtado motioned to approved items A, B & C and seconded by Vice Chairperson Barron.

ROLL CALL: Authority Member Hurtado, yes; Authority Member Rios, yes; Vice Chairperson Barron, yes; Chairperson Davila, yes; Authority Member Avalos, excused.

2

MINUTES

The South Gate Housing Authority approved the Regular Meeting minutes of December 10, 2024, by motion of Vice Chairperson Barron and seconded by Authority Member Rios.

ROLL CALL: Authority Member Hurtado, yes; Authority Member Rios, yes; Vice Chairperson Barron, yes; Chairperson Davila, yes; Authority Member Avalos, excused.

ADJOURNMENT

Authority Member Hurtado adjourned the meeting at 6:10 p.m. and seconded by Authority Member Rios.

PASSED and **APPROVED** this day of 2025.

ATTEST:

Maria Davila, Chairperson

Yodit Glaze, City Clerk